

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

104/79 JANEFIELD DRIVE BUNDOORA VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

105/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$330,000	17-Feb-22
107/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$340,000	15-Mar-22
203/26 COPERNICUS CRESCENT BUNDOORA VIC 3083	\$320,000	02-Mar-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 30 March 2022



## 105/35 PRINCETON TERRACE BUNDOORA VIC 3083

1 1 1

Sold Price

<sup>RS</sup> **\$330,000**

Sold Date

**17-Feb-22**

Distance

**0.28km**



## 107/35 PRINCETON TERRACE BUNDOORA VIC 3083

1 1 1

Sold Price

<sup>RS</sup> **\$340,000** <sup>UN</sup>

Sold Date

**15-Mar-22**

Distance

**0.28km**



## 203/26 COPERNICUS CRESCENT BUNDOORA VIC 3083

1 1 1

Sold Price

<sup>RS</sup> **\$320,000**

Sold Date

**02-Mar-22**

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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