

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

207/83 JANEFIELD DRIVE BUNDOORA VIC 3083

Indicative selling price

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

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,050

Property type

Unit

Suburb

Bundoora

Period-from

01 Feb 2024

to

31 Jan 2025

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

115/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$320,000	09-Sep-24
313/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$335,000	02-Nov-24

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: 13 February 2025



**115/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1  1  1

Sold Price **\$320,000** Sold Date **09-Sep-24**

Distance **0.28km**



**313/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

 1  1  1

Sold Price **\$335,000** Sold Date **02-Nov-24**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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