

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

103/91 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

\$345,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Mar 2023

to

29 Feb 2024

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

101/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$375,000	14-Oct-23
113/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$345,000	03-Jan-24
205/35 PRINCETON TERRACE BUNDOORA VIC 3083	\$370,000	28-Oct-23

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: 12 March 2024

**101/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

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Sold Price **\$375,000** Sold Date **14-Oct-23**Distance **0.25km****113/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

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Sold Price ^{RS} **\$345,000** Sold Date **03-Jan-24**Distance **0.29km****205/35 PRINCETON TERRACE
BUNDOORA VIC 3083**

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Sold Price **\$370,000** Sold Date **28-Oct-23**Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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