

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

105/79 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

\$395,000

&

\$410,000

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

102/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$450,000	12-Oct-23
306/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$398,000	14-Nov-23
108/50 JANEFIELD DRIVE BUNDOORA VIC 3083	\$425,000	22-Nov-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.~~

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**102/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

2 1 1

Sold Price **\$450,000** Sold Date **12-Oct-23**

Distance **0.25km**

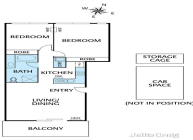


**306/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

2 1 1

Sold Price **\$398,000** Sold Date **14-Nov-23**

Distance **0.26km**



**108/50 JANEFIELD DRIVE
BUNDOORA VIC 3083**

2 1 1

Sold Price **\$425,000** Sold Date **22-Nov-23**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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