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 Janefield Drive, Bundoora Vic 3083

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$660,000		&		\$725,000			
Median sale pi	rice							
Median price	\$860,000	Pro	operty Type	Hou	se		Suburb	Bundoora
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	29 Greenwich Cr BUNDOORA 3083	\$750,000	02/04/2024
2	35 Manchester Cr BUNDOORA 3083	\$720,000	06/12/2023
3	15 Manchester Cr BUNDOORA 3083	\$695,000	13/02/2024

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 six months.

This Statement of Information was prepared on:

08/05/2024 10:28









Property Type: House (Res) **Land Size:** 208 sqm approx Agent Comments Walter Orlandi 03 9070 5095 0400 580 601 walterorlandi@jelliscraig.com.au

> Indicative Selling Price \$660,000 - \$725,000 Median House Price March quarter 2024: \$860,000

Comparable Properties



29 Greenwich Cr BUNDOORA 3083 (REI)



Price: \$750,000 Method: Sold Before Auction Date: 02/04/2024 Property Type: Townhouse (Res) Land Size: 204 sqm approx Agent Comments



35 Manchester Cr BUNDOORA 3083 (REI/VG) Agent Comments



Price: \$720,000 Method: Private Sale Date: 06/12/2023 Property Type: Townhouse (Single)



15 Manchester Cr BUNDOORA 3083 (REI/VG) Agent Comments



Price: \$695,000 Method: Private Sale Date: 13/02/2024 Property Type: Townhouse (Single) Land Size: 238 sqm approx

Account - Jellis Craig | P: 03 9070 5095



property data

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