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	107/95 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	$340,000	&	$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$486,025	Property type	Unit	Suburb	Bundoora
Period-from	01 Jun 2024	to	31 May 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
107/87 JANEFIELD DRIVE BUNDOORA VIC 3083	-	21-May-25
6/44 ORMOND BOULEVARD BUNDOORA VIC 3083	$364,000	10-Feb-25
115/35 PRINCETON TERRACE BUNDOORA VIC 3083	$325,000	12-Feb-25

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 June 2025

Michael Egan
P 9467 5444
M 0409416546
E michaelegan@barryplant.com.au



107/87 JANEFIELD DRIVE BUNDOORA VIC 3083

2 1 1

Sold Price RS - Sold Date **21-May-25**

Distance **0km**



6/44 ORMOND BOULEVARD BUNDOORA VIC 3083

2 1 1

Sold Price **$364,000** Sold Date **10-Feb-25**

Distance **0.24km**



115/35 PRINCETON TERRACE BUNDOORA VIC 3083

1 1 1

Sold Price **$325,000** Sold Date **12-Feb-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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