

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

101/50 Janefield Drive, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$365,000

&

\$380,000

Median sale price

Median price

\$700,000

Property Type

Townhouse

Suburb

Bundoora

Period - From

22/09/2022

to

21/09/2023

Source

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.

	Address of comparable property	Price	Date of sale
1	212/1 Flynn CI BUNDOORA 3083	\$370,000	07/08/2023
2			
3			

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:

22/09/2023 06:00

Kym Ryan
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Indicative Selling Price

\$365,000 - \$380,000

Median Townhouse Price

22/09/2022 - 21/09/2023: \$700,000



Property Type:
Agent Comments

Comparable Properties



212/1 Flynn CI BUNDOORA 3083 (REI)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 07/08/2023
Property Type: Apartment

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.