

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 211/50 Janefield Drive Bundoora Vic 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$380,000 & \$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$432,000 \*Unit 2 Bed Suburb Bundoora

Last Updated 20<sup>th</sup> Aug 2018 Source realestate.com.au

### 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. LG02C/28 Galileo Gateway Bundoora Vic 3083	\$390,000	13 Jul 2018
2. 316/50 Janefield Drive Bundoora Vic 3183	\$380,000	16 May 2018
3. G13/35 Princeton Terrace Bundoora Vic 3083	\$400,000	03 Apr 2018

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.