

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

G01/83 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Aug 2020

to

31 Jul 2021

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

3/68 Janefield Drive Bundoora VIC 3083	\$413,000	27-Apr-21
6/6 Newbury Walk Bundoora VIC 3083	\$415,000	17-May-21
9/40 Ormond Boulevard Bundoora VIC 3083	\$402,000	24-Apr-21

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: 24 August 2021



3/68 Janefield Drive Bundoora VIC 3083

Sold Price

\$413,000

Sold Date

27-Apr-21

2

1

1

Distance

0.23km



6/6 Newbury Walk Bundoora VIC 3083

Sold Price

\$415,000

Sold Date

17-May-21

2

1

1

Distance

0.23km



9/40 Ormond Boulevard Bundoora VIC 3083

Sold Price

\$402,000

Sold Date

24-Apr-21

2

1

1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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