

## 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

204/91 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

\$360,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Sep 2018

to

31 Aug 2019

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

102/95 Janefield Drive Bundoora VIC 3083	\$368,000	02-Jul-19
104/83 Janefield Drive Bundoora VIC 3083	\$370,000	30-Apr-18
9/68 Janefield Drive Bundoora VIC 3083	\$370,000	30-May-19

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: 16 September 2019



**102/95 Janefield Drive Bundoora VIC 3083**

 2  1  1

Sold Price

**\$368,000**

Sold Date

**02-Jul-19**

Distance

-



**104/83 Janefield Drive Bundoora VIC 3083**

 2  1  1

Sold Price

**\$370,000**

Sold Date

**30-Apr-18**

Distance

-



**9/68 Janefield Drive Bundoora VIC 3083**

 2  1  1

Sold Price

Sold Date

**30-May-19**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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