

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	305/50 Janefield Drive, Bundoora Vic 3083
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Indicative selling price

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

Range between	\$300,000	&	\$330,000
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Median sale price

Median price	\$430,000	House		Unit	X	Suburb	Bundoora
Period - From	01/04/2018	to	30/06/2018	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	3/70 Janefield Dr BUNDOORA 3083	\$335,000	19/07/2018
2	2/68 Janefield Dr BUNDOORA 3083	\$330,000	25/06/2018
3	106/83 Janefield Dr BUNDOORA 3083	\$308,000	14/06/2018

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.



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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
June quarter 2018: \$430,000

Comparable Properties



3/70 Janefield Dr BUNDOORA 3083 (REI)

Agent Comments

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Price: \$335,000
Method: Private Sale
Date: 19/07/2018
Rooms: 2
Property Type: Apartment



2/68 Janefield Dr BUNDOORA 3083 (REI)

Agent Comments

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Price: \$330,000
Method: Private Sale
Date: 25/06/2018
Rooms: 2
Property Type: Apartment



106/83 Janefield Dr BUNDOORA 3083 (REI/VG) **Agent Comments**

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Price: \$308,000
Method: Private Sale
Date: 14/06/2018
Rooms: -
Property Type: Unit