

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

204/87 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)

Range between

\$320,000

&

\$352,000

Median sale price

Median price

\$417,000

Property type

Unit

Suburb

Bundoora

Period - From

01/01/2021

to

31/03/2021

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. 104/87 Janefield Drive, Bundoora, VIC 3083	\$343,200	15/03/2021
2. 315/50 Janefield Drive, Bundoora, VIC 3083	\$377,000	20/03/2021
3. 2/68 Janefield Drive, Bundoora, VIC 3083	\$413,000	27/04/2021

This Statement of Information was prepared on:

19/7/2021