





Rooms:

Property Type: Strata Unit/Flat

Land Size:

Agent Comments

Indicative Selling Price \$274,000 - \$301,400 Median House Price March quarter 2017: \$746,625

Comparable Properties

206/95 Janefield Dr BUNDOORA 3083 (VG)

Price: \$335,000 **Method:** Sale **Date:** 19/02/2017

Rooms: -

Property Type: Unit

Land Size:

Agent Comments



309/50 Janefield Dr BUNDOORA 3083 (REI/VG) Agent Comments

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Price: \$274,000 Method: Private Sale Date: 23/11/2016 Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Land Size:

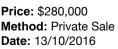








Agent Comments



Rooms: 2

Property Type: Apartment

Land Size:

Account - Ristic RE | P: 03 9436 0888 | F: 03 9436 0088





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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 | 202/50 Janefield Drive, Bundoora Vic 3083 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$274,000 | & | \$301,400 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price \$746,625 | Н | ouse X | Su | uburb Bundoora |
|--------------------------|----|------------|--------|----------------|
| Period - From 01/01/2017 | to | 31/03/2017 | Source | REIV |

Comparable property sales

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 |
|-----------------------------------|-----------|--------------|
| 206/95 Janefield Dr BUNDOORA 3083 | \$335,000 | 19/02/2017 |
| 309/50 Janefield Dr BUNDOORA 3083 | \$274,000 | 23/11/2016 |
| 5/68 Janefield Dr BUNDOORA 3083 | \$280,000 | 13/10/2016 |







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