



**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)

Agent Comments



**Price:** \$335,000  
**Method:** Sale  
**Date:** 19/02/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:**



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



**Price:** \$274,000  
**Method:** Private Sale  
**Date:** 23/11/2016  
**Rooms:** 3  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:**



5/68 Janefield Dr BUNDOORA 3083 (REI/VG)

Agent Comments



**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 13/10/2016  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:**

## 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

202/50 Janefield Drive, Bundoora Vic 3083

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

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

#### Median sale price

Median price \$746,625

House X

Suburb 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   |