

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

104/50 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)

Single Price

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jun 2020

to

31 May 2021

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

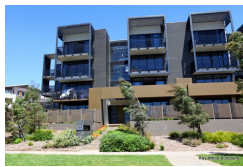
Date of sale

10/68 Janefield Drive Bundoora VIC 3083	\$317,500	15-Jun-21
3/68 Janefield Drive Bundoora VIC 3083	\$413,000	27-Apr-21
9/40 Ormond Boulevard Bundoora VIC 3083	\$402,000	11-May-21

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: 22 June 2021



10/68 Janefield Drive Bundoora VIC 3083 Sold Price ^{RS} **\$317,500** Sold Date **15-Jun-21**
Distance **0.15km**

 1  1  1



3/68 Janefield Drive Bundoora VIC 3083 Sold Price ^{RS} **\$413,000** Sold Date **27-Apr-21**
Distance **0.15km**

 2  1  1



9/40 Ormond Boulevard Bundoora VIC 3083 Sold Price ^{RS} **\$402,000** Sold Date **11-May-21**
Distance **0.15km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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