

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

206/50 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

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Jan 2019

to

31 Dec 2019

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

G08/35 Princeton Terrace Bundoora VIC 3083	\$320,000	24-Oct-19
7/68 Janefield Drive Bundoora VIC 3083	\$300,000	18-Nov-19
101/91 Janefield Drive Bundoora VIC 3083	\$291,000	22-Aug-19

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: 21 January 2020



**G08/35 Princeton Terrace
Bundoora VIC 3083**

 1  1  1

Sold Price **\$320,000** Sold Date **24-Oct-19**

Distance **0.07km**



**7/68 Janefield Drive Bundoora VIC
3083**

 1  1  1

Sold Price **\$300,000** Sold Date **18-Nov-19**

Distance **0.14km**



**101/91 Janefield Drive Bundoora
VIC 3083**

 1  1  1

Sold Price **\$291,000** Sold Date **22-Aug-19**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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