

## 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

7/68 Janefield Drive Bundoora VIC 3083

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$295,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Unit

Suburb

Bundoora

Period-from

01 Nov 2018

to

31 Oct 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

215/35 Princeton Terrace Bundoora VIC 3083	\$335,000	28-Aug-19
101/91 Janefield Drive Bundoora VIC 3083	\$291,000	22-Aug-19
112/1 Flynn Close Bundoora VIC 3083	\$325,000	21-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: 04 November 2019



**215/35 Princeton Terrace Bundoora VIC 3083** Sold Price **\$335,000** Sold Date **28-Aug-19**

1 1 1

Distance **0.11km**



**101/91 Janefield Drive Bundoora VIC 3083** Sold Price <sup>RS</sup> **\$291,000** Sold Date **22-Aug-19**

1 1 1

Distance **0.23km**



**112/1 Flynn Close Bundoora VIC 3083** Sold Price **\$325,000** Sold Date **21-Aug-19**

1 1 1

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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