

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

101/87 Janefield Drive, Bundoora Vic 3083

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$460,000

Property Type Unit

Suburb Bundoora

Period - From 01/04/2022

to 31/03/2023

Source REIV

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 six 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
1	2/6 Newbury Wlk BUNDOORA 3083	\$402,000	20/02/2023
2	110/1 Flynn Cl BUNDOORA 3083	\$380,000	09/01/2023
3	106/87 Janefield Dr BUNDOORA 3083	\$367,000	21/02/2023

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 six months.~~

This Statement of Information was prepared on:

20/06/2023 16:20

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$370,000
Median Unit Price
Year ending March 2023: \$460,000

Comparable Properties



2/6 Newbury WIK BUNDOORA 3083 (REI/VG) **Agent Comments**

2 1 1

Price: \$402,000
Method: Private Sale
Date: 20/02/2023
Property Type: Apartment

110/1 Flynn CI BUNDOORA 3083 (REI/VG) **Agent Comments**

2 1 1

Price: \$380,000
Method: Private Sale
Date: 09/01/2023
Property Type: Unit



106/87 Janefield Dr BUNDOORA 3083 (REI/VG) **Agent Comments**

2 1 1

Price: \$367,000
Method: Private Sale
Date: 21/02/2023
Property Type: Apartment
Land Size: 82 sqm approx

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