

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

9/46-48 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Croydon North

Period - From 01/07/2018 to 30/06/2019 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	8b Turkeith Cr CROYDON NORTH 3136	\$566,000	15/06/2019
2	5/26-28 Patrick Av CROYDON NORTH 3136	\$555,000	20/05/2019
3	2/9 Morelle Ct MOOROOLBARK 3138	\$540,000	04/07/2019

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: 16/09/2019 10:05



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Property Type: Unit
Land Size: 454 sqm approx
Agent Comments

Indicative Selling Price
\$525,000 - \$575,000
Median Unit Price
Year ending June 2019: \$600,000

Comparable Properties

8b Turkeith Cr CROYDON NORTH 3136 (VG)

Agent Comments

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Price: \$566,000
Method: Sale
Date: 15/06/2019
Property Type: Flat/Unit/Apartment (Res)
Land Size: 434 sqm approx

5/26-28 Patrick Av CROYDON NORTH 3136 (VG)

Agent Comments

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Price: \$555,000
Method: Sale
Date: 20/05/2019
Property Type: Flat/Unit/Apartment (Res)



2/9 Morelle Ct MOOROOLBARK 3138 (REI/VG)

Agent Comments

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Price: \$540,000
Method: Private Sale
Date: 04/07/2019
Rooms: 8
Property Type: Unit
Land Size: 197 sqm approx