

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

4/27 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$728,875 Property Type Unit Suburb Croydon North

Period - From 01/01/2021 to 31/03/2021 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	6/15-17 Bonnie View Rd CROYDON NORTH 3136	\$712,750	09/02/2021
2			
3			

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:

05/05/2021 12:49



 3  1  2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

March quarter 2021: \$728,875

Comparable Properties



**6/15-17 Bonnie View Rd CROYDON NORTH
3136 (REI)**

Agent Comments

 3  2  2

Price: \$712,750

Method: Private Sale

Date: 09/02/2021

Property Type: Unit

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.