Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/46-48 Bonnie View Road, Croydon North Vic 3136
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Indicative selling price

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

Median sale price

Median price	\$599,975	Pro	perty Type Ur	it		Suburb	Croydon North
Period - From	01/10/2018	to	30/09/2019	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	14 Karingal St CROYDON NORTH 3136	\$600,000	16/09/2019
2	3/28 Monomeith St MOOROOLBARK 3138	\$585,000	18/09/2019
3	12/15 Holloway Rd CROYDON NORTH 3136	\$543,000	28/10/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/11/2019 17:27









Indicative Selling Price \$540,000 - \$585,000 Median Unit Price Year ending September 2019: \$599,975

Comparable Properties



14 Karingal St CROYDON NORTH 3136 (REI/VG)

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Price: \$600,000 Method: Private Sale Date: 16/09/2019 Property Type: Unit Land Size: 356 sqm approx **Agent Comments**



3/28 Monomeith St MOOROOLBARK 3138

(REI/VG)

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Price: \$585,000 Method: Private Sale Date: 18/09/2019 Rooms: 4

Property Type: Unit Land Size: 242 sqm approx Agent Comments

Agent Comments



12/15 Holloway Rd CROYDON NORTH 3136

(REI)

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Price: \$543,000 Method: Private Sale Date: 28/10/2019 Rooms: 4

Property Type: Unit Land Size: 345 sqm approx

Account - Hoskins | P: 98747677, 9722 9755





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.