

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

13/46-48 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Range between \$540,000 & \$585,000

Median sale price

Median price \$599,975 Property Type Unit Suburb Croydon North

Period - From 01/10/2018 to 30/09/2019 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	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 comparable properties 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



Property Type: Land

Agent Comments

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)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 16/09/2019

Property Type: Unit

Land Size: 356 sqm approx



3/28 Monomeith St MOOROOLBARK 3138 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 18/09/2019

Rooms: 4

Property Type: Unit

Land Size: 242 sqm approx



12/15 Holloway Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$543,000

Method: Private Sale

Date: 28/10/2019

Rooms: 4

Property Type: Unit

Land Size: 345 sqm approx