

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

2/31 Bonnie View Road Croydon North VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,256

Property type

House

Suburb

Croydon North

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

3/307 Maroondah Highway Croydon North VIC 3136	\$695,000	25-Jan-19
21A Dorset Road Croydon VIC 3136	\$690,000	26-Nov-18
8 Arnot Court Croydon VIC 3136	\$680,000	02-Mar-19

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 6 months.~~

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3/307 Maroondah Highway Croydon North VIC 3136

4 2 2

Sold Price **\$695,000** Sold Date **25-Jan-19**

Distance **0.41km**



21A Dorset Road Croydon VIC 3136

3 2 2

Sold Price **\$690,000** Sold Date **26-Nov-18**

Distance **0.77km**



8 Arnot Court Croydon VIC 3136

3 2 2

Sold Price **\$680,000** Sold Date **02-Mar-19**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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