

## 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

6/15-17 Bonnie View Road Croydon North VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Feb 2020

to

31 Jan 2021

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

12/46-48 Bonnie View Road Croydon North VIC 3136	\$600,000	04-Dec-20
2/76 Croydon Road Croydon VIC 3136	\$651,600	19-Jan-21
1/29 Haig Street Croydon VIC 3136	\$620,000	20-Nov-20

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.~~

This Statement of Information was prepared on: 01 February 2021



**12/46-48 Bonnie View Road  
Croydon North VIC 3136**

 3  1  1

Sold Price

**\$600,000**

Sold Date **04-Dec-20**

Distance

**0.37km**



**2/76 Croydon Road Croydon VIC  
3136**

 3  1  1

Sold Price

<sup>RS</sup> **\$651,600**

Sold Date **19-Jan-21**

Distance

**1.21km**



**1/29 Haig Street Croydon VIC 3136**

 3  1  2

Sold Price

**\$620,000**

Sold Date **20-Nov-20**

Distance

**1.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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