

# 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

2/68 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)

Range between \$595,000 & \$630,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Croydon North

Period - From 01/10/2019 to 31/12/2019 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.

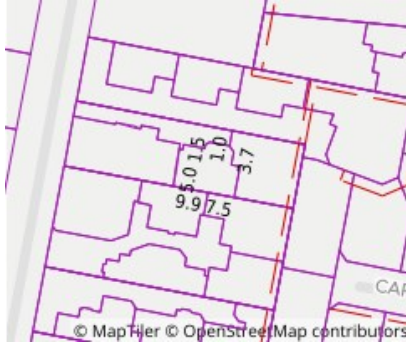
	Address of comparable property	Price	Date of sale
1	10a Warruga Ct CROYDON 3136	\$642,000	30/10/2019
2	3/9 Norman Rd CROYDON 3136	\$625,000	15/10/2019
3	3/11 Andrew St MOOROOLBARK 3138	\$610,000	17/02/2020

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:

12/03/2020 12:52



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**10a Warruga Ct CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$642,000

**Method:** Sale by Tender

**Date:** 30/10/2019

**Property Type:** Unit

**Land Size:** 318 sqm approx



**3/9 Norman Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 15/10/2019

**Property Type:** Unit



**3/11 Andrew St MOOROOLBARK 3138 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 17/02/2020

**Property Type:** House

**Land Size:** 216 sqm approx