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

12/46-48 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$550,000		&		\$600,000				
Median sale p	rice								
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Croydon North	
Period - From	01/07/2019	to	30/06/2020		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.

Add	dress of comparable property	Price	Date of sale
1	2/198 Dorset Rd CROYDON 3136	\$621,118	18/05/2020
2	1/3 Plumer St CROYDON 3136	\$577,500	04/07/2020
3	1/70 Bonnie View Rd CROYDON NORTH 3136	\$532,000	25/03/2020

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:

17/09/2020 19:01









Property Type: Unit Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price Year ending June 2020: \$610,000

Comparable Properties



2/198 Dorset Rd CROYDON 3136 (REI/VG)



Price: \$621,118 Method: Private Sale Date: 18/05/2020 Property Type: Unit Land Size: 373 sqm approx

Agent Comments

Agent Comments





Price: \$577,500 Method: Private Sale Date: 04/07/2020 Rooms: 4 Property Type: Unit

1/70 Bonnie View Rd CROYDON NORTH 3136 Agent Comments (REI/VG)



Price: \$532,000 Method: Private Sale Date: 25/03/2020 Rooms: 3 Property Type: Unit

Account - Philip Webb



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.