

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 between \$550,000 & \$600,000

Median sale price

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

Period - From 01/07/2019 to 30/06/2020 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	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



 3  1  0

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)

Agent Comments

 3  2  2

Price: \$621,118

Method: Private Sale

Date: 18/05/2020

Property Type: Unit

Land Size: 373 sqm approx



1/3 Plumer St CROYDON 3136 (REI/VG)

Agent Comments

 3  1  1

Price: \$577,500

Method: Private Sale

Date: 04/07/2020

Rooms: 4

Property Type: Unit



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

Agent Comments

 2  1  2

Price: \$532,000

Method: Private Sale

Date: 25/03/2020

Rooms: 3

Property Type: Unit