## 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

5/73 Bonnie View Road, Croydon North Vic 3136

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$650,000		&		\$710,000			
Median sale p	rice							
Median price	\$995,000	Pro	operty Type	Hou	se		Suburb	Croydon North
Period - From	01/04/2020	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	2/6 Victory St CROYDON 3136	\$705,000	01/02/2020
2	9 Arnot Ct CROYDON 3136	\$652,000	29/05/2020
3	3/395-397 Maroondah Hwy CROYDON NORTH 3136	\$611,000	14/02/2020

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:

22/07/2020 11:57









**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$650,000 - \$710,000 Median House Price June quarter 2020: \$995,000

# **Comparable Properties**



Price: \$705,000 Method: Private Sale Date: 01/02/2020 Rooms: 6 Property Type: Townhouse (Single)

2/6 Victory St CROYDON 3136 (REI/VG)

2 2

9 Arnot Ct CROYDON 3136 (REI)

Land Size: 287 sqm approx

Agent Comments

Agent Comments



•**•** 3



Price: \$652,000 Method: Private Sale Date: 29/05/2020 Rooms: 5 Property Type: Townhouse (Res) Land Size: 245 sqm approx



3/395-397 Maroondah Hwy CROYDON NORTH Agent Comments 3136 (REI/VG)



Price: \$611,000 Method: Private Sale Date: 14/02/2020 Rooms: 5 Property Type: Townhouse (Res) Land Size: 262 sqm approx

Account - Hoskins | P: 98747677, 9722 9755



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.