

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$710,000

### Median sale price

Median price \$995,000 Property Type House Suburb Croydon North

Period - From 01/04/2020 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	2/6 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



 3  2  1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$650,000 - \$710,000

**Median House Price**

June quarter 2020: \$995,000

## Comparable Properties



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

Agent Comments

 3  2  2

**Price:** \$705,000

**Method:** Private Sale

**Date:** 01/02/2020

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 287 sqm approx



**9 Arnot Ct CROYDON 3136 (REI)**

Agent Comments

 3  2  2

**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 3136 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$611,000

**Method:** Private Sale

**Date:** 14/02/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 262 sqm approx