

# 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

40 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 \$850,000 & \$900,000

### Median sale price

Median price \$950,000 Property Type House Suburb Croydon North

Period - From 01/04/2021 to 30/06/2021 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	27 Wilson Conc CROYDON NORTH 3136	\$900,000	12/07/2021
2	2 Dargo CI CROYDON HILLS 3136	\$880,000	16/07/2021
3	10 Terrung Ct CROYDON NORTH 3136	\$850,000	04/08/2021

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:

21/09/2021 17:37