

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 3/19-21 Bonnie View Road, Croydon North VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$715,000

or range between

\$

&

\$

Median sale price

Median price is by 3 Bedroom units in Croydon North.

Median price \$670,000

*House

*Unit

X

Suburb

Croydon North 3136

Period - From 1/1/2018

to 31/3/2018

Source REIV

Comparable property sales

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
4/32 Bonnie View Road, Croydon North	\$685,000	17/03/2018
1/40 Karingal Street, Croydon North	\$705,000	04/06/2018
2/89 Exeter Road, Croydon North	\$722,500	16/04/2018

OR

~~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.~~