

## 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

3/31 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### 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 6 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

1/31 Bonnie View Road Croydon North VIC 3136	\$748,300	20-Jan-21
2/345 Maroondah Highway Croydon North VIC 3136	\$641,000	14-Nov-20
3/309 Maroondah Highway Croydon North VIC 3136	\$675,000	19-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 10 February 2021

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**1/31 Bonnie View Road Croydon North VIC 3136**

3 2 2

Sold Price

<sup>RS</sup> **\$748,300**

Sold Date

**20-Jan-21**

Distance

**0.03km**



**2/345 Maroondah Highway Croydon North VIC 3136**

3 2 2

Sold Price

**\$641,000**

Sold Date

**14-Nov-20**

Distance

**0.29km**



**3/309 Maroondah Highway Croydon North VIC 3136**

3 2 2

Sold Price

**\$675,000**

Sold Date

**19-Apr-20**

Distance

**0.39km**

RS = Recent sale

UN = Undisclosed Sale

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