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	1/15-17 Bonnie View Road Croydon North VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	Unit	Suburb	Croydon North
Period-from	01 Mar 2021	to	28 Feb 2022	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
5/19-21 Norman Road Croydon VIC 3136	$608,000	28-Oct-21
3/41-45 Karingal Street Croydon North VIC 3136	$628,000	21-Dec-21
10/13-15 Meadow Road Croydon North VIC 3136	$633,000	04-Nov-21

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: 07 March 2022

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5/19-21 Norman Road Croydon VIC 3136

2 1 1

Sold Price **$608,000** Sold Date **28-Oct-21**

Distance **1.07km**



3/41-45 Karingal Street Croydon North VIC 3136

2 1 1

Sold Price RS **$628,000** UN Sold Date **21-Dec-21**

Distance **1.38km**



10/13-15 Meadow Road Croydon North VIC 3136

2 1 2

Sold Price **$633,000** Sold Date **04-Nov-21**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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