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	8/7 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Single price $680,000

Median sale price

Median price $675,000 Property Type Unit Suburb Croydon North

Period - From 01/10/2021 to 30/09/2022 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	2a Midhurst Rd CROYDON 3136	$685,000	18/08/2022
2	1/13 Kitchener Rd CROYDON 3136	$680,000	05/09/2022
3	3/62 Bonnie View Rd CROYDON NORTH 3136	$675,000	08/08/2022

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: 15/12/2022 14:15

8/7 Bonnie View Road, Croydon North Vic 3136

John Stack
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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$680,000
Median Unit Price
Year ending September 2022: $675,000

Comparable Properties



2a Midhurst Rd CROYDON 3136 (REI/VG)

3 1 2

Price: $685,000
Method: Private Sale
Date: 18/08/2022
Property Type: House (Res)
Land Size: 301 sqm approx

Agent Comments



1/13 Kitchener Rd CROYDON 3136 (REI/VG)

2 1 1

Price: $680,000
Method: Private Sale
Date: 05/09/2022
Property Type: Unit

Agent Comments



3/62 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

3 2 2

Price: $675,000
Method: Private Sale
Date: 08/08/2022
Property Type: House

Agent Comments

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