

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

10/7 Bonnie View Road, Croydon North Vic 3136

Indicative selling price

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

Range between

\$580,000

 &

\$630,000

Median sale price

Median price

\$677,000

 Property Type

Unit

 Suburb

Croydon North

Period - From

06/02/2023

 to

05/02/2024

 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.

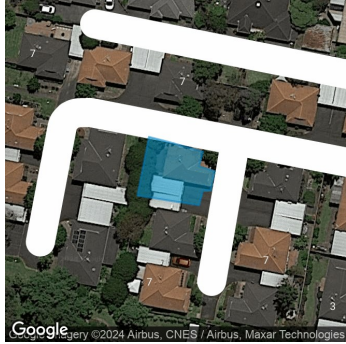
	Address of comparable property	Price	Date of sale
1	6/12-14 Norman Rd CROYDON 3136	\$607,000	18/01/2024
2	1/110-112 Croydon Rd CROYDON 3136	\$602,000	26/09/2023
3	5/1 Rawlinson St CROYDON 3136	\$601,000	15/01/2024

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:

06/02/2024 17:14



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

06/02/2023 - 05/02/2024: \$677,000

Comparable Properties



6/12-14 Norman Rd CROYDON 3136 (REI)

Agent Comments



Price: \$607,000

Method: Private Sale

Date: 18/01/2024

Property Type: Unit

Land Size: 184 sqm approx



1/110-112 Croydon Rd CROYDON 3136 (REI)

Agent Comments



Price: \$602,000

Method: Private Sale

Date: 26/09/2023

Property Type: Unit



5/1 Rawlinson St CROYDON 3136 (REI)

Agent Comments



Price: \$601,000

Method: Private Sale

Date: 15/01/2024

Property Type: Unit

Account - Hoskins | P: 03 9722 9755