

# 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

1/105 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)

Range between \$780,000 & \$825,000

### Median sale price

Median price \$1,068,000 Property Type House Suburb Croydon North

Period - From 01/10/2022 to 30/09/2023 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	4/6-8 Warriem Rd CROYDON NORTH 3136	\$813,500	24/10/2023
2	3/3 Kinta Ct CROYDON NORTH 3136	\$800,000	11/10/2023
3			

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:

15/11/2023 16:43

1/105 Bonnie View Road, Croydon North Vic 3136

**Jellis  
Craig**

Joseph Corsi

9870 6211

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 3    2    2

**Property Type:** Townhouse

**Land Size:** 387 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$780,000 - \$825,000

**Median House Price**

Year ending September 2023: \$1,068,000

## Comparable Properties



**4/6-8 Warrien Rd CROYDON NORTH 3136 (REI)** **Agent Comments**

 3    2    2

**Price:** \$813,500

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** Unit

**Land Size:** 294 sqm approx



**3/3 Kinta Ct CROYDON NORTH 3136 (REI)** **Agent Comments**

 3    2    2

**Price:** \$800,000

**Method:** Private Sale

**Date:** 11/10/2023

**Property Type:** Unit

**Land Size:** 271 sqm approx

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.

**Account - Jellis Craig** | P: 03 9870 6211 | F: 03 9870 6024



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