

# 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 2/27 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 \$680,000 & \$720,000

### Median sale price

Median price \$775,000 Property Type Unit Suburb Croydon North

Period - From 01/10/2023 to 31/12/2023 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	1/355 Maroondah Hwy CROYDON NORTH 3136	\$715,000	10/11/2023
2	2/6 Haig St CROYDON 3136	\$702,000	30/08/2023
3	2/39 Holloway Rd CROYDON NORTH 3136	\$690,000	11/09/2023

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: 16/01/2024 11:50



3   1   3

**Rooms:** 4  
**Property Type:** Strata Unit/Flat  
**Land Size:** 348 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$680,000 - \$720,000  
**Median Unit Price**  
December quarter 2023: \$775,000

## Comparable Properties



**1/355 Maroondah Hwy CROYDON NORTH 3136** Agent Comments (REI/VG)

3   2   2

**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 10/11/2023  
**Property Type:** Unit  
**Land Size:** 397 sqm approx



**2/6 Haig St CROYDON 3136 (REI/VG)** Agent Comments

3   2   2

**Price:** \$702,000  
**Method:** Auction Sale  
**Date:** 30/08/2023  
**Property Type:** Unit  
**Land Size:** 156 sqm approx

**2/39 Holloway Rd CROYDON NORTH 3136 (VG)** Agent Comments

3   -   -

**Price:** \$690,000  
**Method:** Sale  
**Date:** 11/09/2023  
**Property Type:** Flat/Unit/Apartment (Res)