# Statement of Information Multiple residential properties located in the Melbourne metropolitan area



## Sections 47AF of the Estate Agents Act 1980

## Unit offered for sale

Address postcode

Including suburb and Units 1, 2, 3 & 5, 23 Bonnieview Road, Croydon North VIC 3136

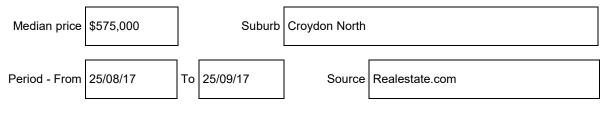
## Indicative selling price

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

<b>Unit type or class</b> e.g. One bedroom units	Single price		Lower price		Higher price
3br Units with dble garage	\$*	Or range between	\$735,000	&	\$760,000
2 br units with single garage	\$*	Or range between	\$590,000	&	\$610,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

#### Suburb unit median sale price



## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

#### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
3Br unit with double garage	101a Exeter Road, Croydon North	\$740,000	24/06/17
	2/63 Exeter Road, Croydon North	\$750,000	3/06/17
	10/195 Dorset Rd, Croydon	\$765,000	29/08/17

#### Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2Br unit with single garage	1, 15 Zealandia Rd, Croydon North	\$583,000	20/09/17
	4/116-118 Hull Road, Croydon	\$605,000	25/08/17
	2/27 Lincoln Rd, Croydon	\$625,000	27/06/17