

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  
 Including suburb and  
 postcode 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)

Unit type or class 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**

Median price \$575,000 Suburb Croydon North

Period - From 25/08/17 To 25/09/17 Source Realestate.com

### 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