

Date: 6/2/18

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address
Including suburb and
postcode

4/32 Bonnie View Road, Croydon North 3136

Indicative selling price

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

Single price \$699,950 or range between \$ & \$

Median sale price

Median price \$723,000 Unit X Suburb Croydon North
Period - From 1/10/17 to 31/12/17 Source REIV

Comparable property sales

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
3/32 Karingal Street, Croydon North	\$670,000	17/1/18
4a Bambra Street, Croydon	\$690,000	27/12/17
4/31 Bonnie View Road, Croydon North	\$685,000	7/8/17