

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 3/9-11 Zealandia Road East, Croydon North Vic 3136

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Croydon North

Period - From 01/04/2021 to 30/06/2021 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	4/27 Bonnie View Rd CROYDON NORTH 3136	\$732,000	20/05/2021
2	37 Sevenoaks Av CROYDON 3136	\$721,000	06/03/2021
3	6/15-17 Bonnie View Rd CROYDON NORTH 3136	\$712,750	09/02/2021

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: 29/07/2021 09:13

3/9-11 Zealandia Road East, Croydon North Vic 3136



 3  2  2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
June quarter 2021: \$700,000

Comparable Properties



4/27 Bonnie View Rd CROYDON NORTH 3136 (REI) **Agent Comments**

 3  1  2

Price: \$732,000
Method: Private Sale
Date: 20/05/2021
Property Type: Unit



37 Sevenoaks Av CROYDON 3136 (REI/VG) **Agent Comments**

 3  1  2

Price: \$721,000
Method: Auction Sale
Date: 06/03/2021
Property Type: Unit
Land Size: 363 sqm approx



6/15-17 Bonnie View Rd CROYDON NORTH 3136 (REI) **Agent Comments**

 3  2  2

Price: \$712,750
Method: Private Sale
Date: 09/02/2021
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200