

# 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

7/26-28 Patrick Avenue, 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

\$700,000

&

\$740,000

### Median sale price

Median price

\$731,250

Property Type

Townhouse

Suburb

Croydon North

Period - From

02/08/2020

to

01/08/2021

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	3/303 Maroondah Hwy CROYDON NORTH 3136	\$772,000	27/05/2021
2	4/27 Bonnie View Rd CROYDON NORTH 3136	\$732,000	20/05/2021
3	3/288 Maroondah Hwy CROYDON 3136	\$737,000	01/04/2021

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:

02/08/2021 12:22