

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

1/26 Patrick Avenue, Croydon North 3136

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$521,500 *Unit X Suburb Croydon North

Period - From 1/4/17 to 30/6/17 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 |
|------------------------------------|-----------|--------------|
| 3/86 Croydon Road, Croydon | \$700,000 | 2/7/17 |
| 2/144-146 Dorset Road, Croydon | \$674,000 | 23/8/17 |
| 6/8 Karingal Street, Croydon North | \$655,000 | 4/8/17 |