

# 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

47 Patrick Avenue, Croydon 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 \$1,150,000

&

\$1,250,000

### Median sale price

Median price \$915,665

Property Type House

Suburb Croydon

Period - From 01/01/2021

to 31/12/2021

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	9 Robert Ct CROYDON 3136	\$1,250,000	19/03/2022
2	36-38 Richardson Rd CROYDON NORTH 3136	\$1,250,000	05/03/2022
3	16 Piedmont Ct CROYDON NORTH 3136	\$1,155,000	30/10/2021

**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:

21/03/2022 10:20



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median House Price**  
Year ending December 2021: \$915,665

## Comparable Properties



**9 Robert Ct CROYDON 3136 (REI)**

**Agent Comments**



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 19/03/2022  
**Property Type:** House (Res)  
**Land Size:** 1001 sqm approx

**36-38 Richardson Rd CROYDON NORTH 3136 (REI)** **Agent Comments**



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** House (Res)  
**Land Size:** 1377 sqm approx



**16 Piedmont Ct CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**



**Price:** \$1,155,000  
**Method:** Private Sale  
**Date:** 30/10/2021  
**Property Type:** House  
**Land Size:** 1025 sqm approx

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354