

# 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 9/14 Patrick Avenue, Croydon North VIC 3136

### Indicated

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$610,000 & \$671,000

### Median sale price

Median price \$ 653,500 Property type *unit* Suburb Croydon North

Period - From 13/08/2024 to 13/02/2025 Source CORELOGIC

### Comparable property sales

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. 6/14 Humber Road, Croydon North, Vic 3136	\$ 670,000	20/12/2024
2. 1/343 Maroondah Highway, Croydon North, Vic 3136	\$ 620,000	01/12/2024
3. 2/6 Kambora Ct MOOROOLBARK 3138	\$ 660,000	28/09/2024

This Statement of Information was prepared on: 13/02/2025