

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

24 Paterson Street, Croydon North Vic 3136

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$870,000 Property Type House Suburb Croydon North

Period - From 03/03/2020 to 02/03/2021 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	24 Lyons Rd CROYDON NORTH 3136	\$691,500	12/02/2021
2	60 Exeter Rd CROYDON NORTH 3136	\$640,000	09/02/2021
3	12/46-48 Bonnie View Rd CROYDON NORTH 3136	\$600,000	04/12/2020

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:

03/03/2021 11:56



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Property Type: House
Land Size: 384 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median House Price
03/03/2020 - 02/03/2021: \$870,000

Comparable Properties



24 Lyons Rd CROYDON NORTH 3136 (REI)

Agent Comments

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Price: \$691,500
Method: Private Sale
Date: 12/02/2021
Property Type: House



60 Exeter Rd CROYDON NORTH 3136 (REI)

Agent Comments

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Price: \$640,000
Method: Private Sale
Date: 09/02/2021
Property Type: House (Res)
Land Size: 378 sqm approx



12/46-48 Bonnie View Rd CROYDON NORTH 3136 (REI/VG)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 04/12/2020
Property Type: Unit
Land Size: 390 sqm approx