## 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 betweer	\$620,000		&		\$660,000					
Median sale pr	rice									
Median price	\$870,000	Pro	operty Type	Hou	se		Suburb	Croydon North		
Period - From	03/03/2020	to	02/03/2021		So	urce	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.

Add	dress 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









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)

60 Exeter Rd CROYDON NORTH 3136 (REI)



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

Agent Comments

Agent Comments





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 NORTHAgent Comments3136 (REI/VG)



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

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.