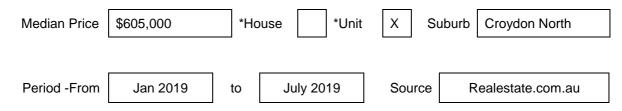


Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale:	9/26 Patrick Avenue Croydon North Vic 3136
Indicative selling Price:	\$630000 - \$680,000

Median Sale Price



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 representatives considers to be most comparable to the property for sale;

Address (comparable property)	Price	Date of Sale	Source
3/41 Humber Rd, Croydon North	\$691,000	7 March 2019	VG
4/6-8 Warrien Rd, Croydon North	\$643,000	6 April 2019	REA
1/40 Karingal St, Croydon North	\$705,000	4 Jun 2018	REA