



## 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

Median Price	<input type="text" value="\$605,000"/>	*House	<input type="checkbox"/>	*Unit	<input checked="" type="checkbox"/>	Suburb	<input type="text" value="Croydon North"/>
Period -From	<input type="text" value="Jan 2019"/>	to	<input type="text" value="July 2019"/>	Source	<input type="text" value="Realestate.com.au"/>		

### 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 Warriën Rd, Croydon North	\$643,000	6 April 2019	REA
1/40 Karingal St, Croydon North	\$705,000	4 Jun 2018	REA