

## 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

2/14 PATRICK AVENUE CROYDON NORTH VIC 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$735,000

&

\$808,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 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

10/303 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	\$780,000	01-Feb-25
10/37 HOLLOWAY ROAD CROYDON NORTH VIC 3136	\$790,000	14-Aug-24
6/164 DORSET ROAD CROYDON VIC 3136	\$730,000	07-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 11 February 2025

**10/303 MAROONDAH HIGHWAY  
CROYDON NORTH VIC 3136**

3 2 2

Sold Price

RS

**\$780,000**

Sold Date

**01-Feb-25**

Distance

**0.7km****10/37 HOLLOWAY ROAD  
CROYDON NORTH VIC 3136**

3 2 2

Sold Price

**\$790,000**

Sold Date

**14-Aug-24**

Distance

**1.24km****6/164 DORSET ROAD CROYDON  
VIC 3136**

3 2 -

Sold Price

**\$730,000**

Sold Date

**07-Nov-24**

Distance

**1.3km**

RS = Recent sale

UN = Undisclosed Sale

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