

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

44 Patrick Avenue, Croydon North Vic 3136

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,060,000

Property Type

House

Suburb

Croydon North

Period - From

01/01/2023

to

31/12/2023

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	50 Lyons Rd CROYDON NORTH 3136	\$950,000	09/10/2023
2	22 Sevenoaks Av CROYDON 3136	\$940,000	01/12/2023
3	26 Wilson Conc CROYDON NORTH 3136	\$935,000	27/09/2023

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:

05/03/2024 11:39

44 Patrick Avenue, Croydon North Vic 3136

BARRYPLANT

Ashley Hutson

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

Year ending December 2023: \$1,060,000



5 2 2

Property Type: House

Land Size: 857 sqm approx

Agent Comments

Comparable Properties



50 Lyons Rd CROYDON NORTH 3136 (REI/VG) **Agent Comments**

4 3 2

Price: \$950,000

Method: Private Sale

Date: 09/10/2023

Property Type: House

Land Size: 556 sqm approx



22 Sevenoaks Av CROYDON 3136 (REI/VG) **Agent Comments**

4 2 2

Price: \$940,000

Method: Private Sale

Date: 01/12/2023

Property Type: House

Land Size: 856 sqm approx



26 Wilson Conc CROYDON NORTH 3136 (REI/VG) **Agent Comments**

3 2 2

Price: \$935,000

Method: Private Sale

Date: 27/09/2023

Property Type: House

Land Size: 914 sqm approx

Account - Barry Plant | P: 03 9735 3300



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