



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale: 5/26-28 Patrick Avenue, Croydon North VIC 3136

Indicative selling Price: \$575,000 - \$630,000

Median Sale Price

Median Price	<input type="text" value="\$636,888"/>	*House	<input type="checkbox"/>	*Unit	<input checked="" type="checkbox"/>	Suburb	<input type="text" value="Croydon North"/>
Period -From	<input type="text" value="1<sup>st</sup> Feb 2018"/>	to	<input type="text" value="1<sup>st</sup> Feb 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
4/32 Bonnie View Rd Croydon North	\$685,000	24 Mar 2018	Realestate.com.au
1/40 Karingal Street, Croydon North	\$705,000	04 Jun 2018	Realestate.com.au
2/6 Patrick Avenue Croydon North	\$600,000	23 Nov 2018	Realestate.com.au