

## 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	2/6 Patrick Avenue, Croydon North Vic 3136
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$550,000	&	\$605,000
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#### Median sale price

Median price	\$632,500	House		Unit	X	Suburb	Croydon North
Period - From	01/07/2017	to	30/06/2018	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	1/19 Laird St CROYDON 3136	\$585,000	19/06/2018
2	4/8 Karingal St CROYDON NORTH 3136	\$580,000	28/04/2018
3	2/37 Warriem Rd CROYDON NORTH 3136	\$558,000	06/06/2018

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.~~