

# 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 Paterson Street, Croydon North Vic 3136

### Indicative selling price

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

Range between \$680,000 & \$720,000

### Median sale price

Median price \$727,000 Property Type Unit Suburb Croydon North

Period - From 01/04/2024 to 30/06/2024 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	122 Esther Cr MOOROOLBARK 3138	\$715,000	11/07/2024
2	74 Bellara Dr MOOROOLBARK 3138	\$720,000	13/04/2024
3	16a Bartlett Av CROYDON 3136	\$700,000	04/04/2024

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:

04/10/2024 11:27



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**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 404 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$680,000 - \$720,000  
**Median Unit Price**  
 June quarter 2024: \$727,000

## Comparable Properties



**122 Esther Cr MOOROOLBARK 3138 (REI/VG)** Agent Comments

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**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 11/07/2024  
**Property Type:** House  
**Land Size:** 519 sqm approx



**74 Bellara Dr MOOROOLBARK 3138 (REI/VG)** Agent Comments

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 13/04/2024  
**Property Type:** House  
**Land Size:** 524 sqm approx



**16a Bartlett Av CROYDON 3136 (VG)**

Agent Comments

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**Price:** \$700,000  
**Method:** Sale  
**Date:** 04/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)