

# 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

3 Paterson Street, 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)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$962,000 Property Type House Suburb Croydon North

Period - From 01/01/2021 to 31/03/2021 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 Mitchell Ct CROYDON NORTH 3136	\$1,040,000	27/01/2021
2	103 Yarra Rd CROYDON HILLS 3136	\$1,010,000	26/03/2021
3	61 Neuparth Rd CROYDON NORTH 3136	\$975,000	06/04/2021

**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:

05/05/2021 11:07



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 986 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median House Price**  
March quarter 2021: \$962,000

## Comparable Properties



**1 Mitchell Ct CROYDON NORTH 3136 (REI/VG)** Agent Comments



**Price:** \$1,040,000  
**Method:** Private Sale  
**Date:** 27/01/2021  
**Property Type:** House  
**Land Size:** 932 sqm approx



**103 Yarra Rd CROYDON HILLS 3136 (REI)** Agent Comments



**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 26/03/2021  
**Property Type:** House (Res)  
**Land Size:** 605 sqm approx



**61 Neuparth Rd CROYDON NORTH 3136 (REI)** Agent Comments



**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 06/04/2021  
**Property Type:** House  
**Land Size:** 983 sqm approx