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	3 Paterson Street, Croydon North Vic 3136
Including suburb and	
postcode	

Indicative selling price

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

Range between \$950,000	&	\$1,045,000
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Median sale price

Median price	\$962,000	Pro	perty 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

Add	dress 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 comparableproperties 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:

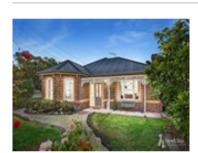
Divorce/Estate/Family Transfers Land Size: 986 sqm approx

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

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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)

Price: \$1,010,000





Method: Private Sale Date: 26/03/2021 Property Type: House (Res)

Land Size: 605 sqm approx

Agent Comments



61 Neuparth Rd CROYDON NORTH 3136 (REI) Agent Comments

—— 3 Price: \$975,000

Method: Private Sale Date: 06/04/2021 Property Type: House Land Size: 983 sqm approx

Account - Philip Webb



