

## 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

10/14 Patrick Avenue 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$625,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$683,500

Property type

Unit

Suburb

Croydon North

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

### 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 6 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

12/41-45 Karingal Street Croydon North VIC 3136	\$640,000	06-Apr-21
11/15 Holloway Road Croydon North VIC 3136	\$650,000	27-Mar-21
5/20 Norman Road Croydon VIC 3136	\$620,500	20-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 09 August 2021



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**12/41-45 Karingal Street Croydon North VIC 3136**

2 1 1

Sold Price

**\$640,000**

Sold Date

**06-Apr-21**

Distance

**1.07km**



**11/15 Holloway Road Croydon North VIC 3136**

2 1 1

Sold Price

**\$650,000**

Sold Date

**27-Mar-21**

Distance

**1.2km**



**5/20 Norman Road Croydon VIC 3136**

2 1 1

Sold Price

**\$620,500**

Sold Date

**20-Mar-21**

Distance

**1.47km**

RS = Recent sale

UN = Undisclosed Sale

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