

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

CROYDON NORTH

Property offered for sale

Address
Including suburb and postcode 2/14 PATRICK AVENUE, CROYDON NORTH VIC 3136

Indicative selling price range

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

Single price \$ or range between \$695,000 & \$764,000

Median sale price

Median price \$751,250 Property type TOWNHOUSE Suburb CROYDON NORTH

Period - From 04/09/2024 to 08/04/2025 Source CORLOGIC

Comparable property sales

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. 2/343 Maroondah Highway, Croydon North, Vic 3136	\$745,500	27/03/2025
2. 8/37 Holloway Road, Croydon North, Vic 3136	\$698,000	24/02/2025
3. 4/18 Karingal Street, Croydon North, Vic 3136	\$718,000	04/09/2024

This Statement of Information was prepared on: 08/04/2025