# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

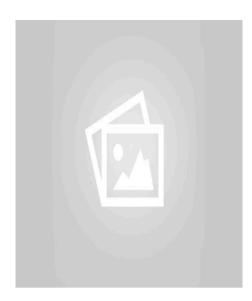
Property offered fo	r sale					
Address Including suburb and postcode	d   2/2 Pate	erson Street, Croydo	on North VIC 313	6		
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$920,000		&	\$1,000,000			
Median sale price						
Median price \$740,000		Property Type Unit		Suburb Croydon No	rth	
Period - From 22/10	/2024 to	22/04/2025	Source	orice_finder		
Comparable property sales (*Delete A or B below as applicable)						
<b>B*</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.						
Address of comparable property				Price	Date of sale	
64a Lincoln Road Croydon VIC				\$925,000	17/11/2024	

This Statement of Information was prepared on:	22/04/2025
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#### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Property Type: Unit Jo Parker

0438 905 957 jparker@woodards.com.au Indicative Selling Price \$920,000 - \$1,000,000 Median House Price Year ending May 2025: \$740,000

## Comparable Properties

#### 64a Lincoln Road Croydon VIC



**□** 4 <del>□</del> 2 **□** 2

Price: \$925,000

Date: 17/11/2024 Property Type: Unit

Land Size: 283.008263 sqm approx

Account - Woodards Croydon | P: 9056 3899



