

Statement of Information

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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

				Section 477	~i	LState	Agents Act 1900
Property offer	ed for sale						
Including subu	Address Including suburb and postcode 29 Patrick Avenue, Croydon Vic 3136						
ndicative sell	ing price						
or the meaning	of this price so	ee consum	ner.vic.gov.a	au/underquoting			
Range betwee	n \$780,000		&	\$850,000			
Median sale p	rice						
Median price	\$720,000	House	Х	Unit		Suburb	Croydon
Period - From	01/07/2018	to 30	/06/2019	Source	REIV		
Comparable p	roperty sale:	s (*Delete	A or B be	– elow as applica	ble)		

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.

Add	dress of comparable property	Price	Date of sale
1	21 Patterdale Ct CROYDON HILLS 3136	\$840,000	24/04/2019
2	13-15 Karingal St CROYDON NORTH 3136	\$820,000	26/02/2019
3	36 Croydon Hills Dr CROYDON HILLS 3136	\$797,000	05/06/2019

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.

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> **Indicative Selling Price** \$780,000 - \$850,000 **Median House Price** Year ending June 2019: \$720,000



Rooms: 4

Property Type: House Land Size: 1078 sqm approx

Agent Comments

Promoting a blissful yet conveniently connected lifestyle for families, this beautifully renovated and elevated single level weatherboard displays chic functionality and the character of yesteryear with casement windows throughout. Flaunting on-trend grey and white hues, the open plan design is saturated in natural light and garden perspective.

Comparable Properties



21 Patterdale Ct CROYDON HILLS 3136

(REI/VG)

Price: \$840,000 Method: Private Sale Date: 24/04/2019

Rooms: -

Property Type: House Land Size: 685 sqm approx Agent Comments



13-15 Karingal St CROYDON NORTH 3136

(REI)

Agent Comments

Agent Comments

Price: \$820,000 Method: Private Sale Date: 26/02/2019 Rooms: 6

Property Type: House

Land Size: 870 sqm approx

36 Croydon Hills Dr CROYDON HILLS 3136

(REI/VG)

Price: \$797,000 Method: Private Sale Date: 05/06/2019 Rooms: -

Property Type: House Land Size: 831 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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