

## 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

29 Patrick Avenue, Croydon Vic 3136

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$850,000

#### Median sale price

Median price

\$720,000

House

X

Unit

Suburb

Croydon

Period - From

01/07/2018

to

30/06/2019

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	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.

**Rooms:** 4**Property Type:** House**Land Size:** 1078 sqm approx

Agent Comments

**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

Year ending June 2019: \$720,000

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)

Agent Comments

**Price:** \$840,000**Method:** Private Sale**Date:** 24/04/2019**Rooms:** -**Property Type:** House**Land Size:** 685 sqm approx

**13-15 Karingal St CROYDON NORTH 3136**  
(REI)

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)

Agent Comments

**Price:** \$797,000**Method:** Private Sale**Date:** 05/06/2019**Rooms:** -**Property Type:** House**Land Size:** 831 sqm approx