

# 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

3 Patterdale Court, Croydon Hills 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,187,500

Property Type House

Suburb Croydon Hills

Period - From 09/01/2023

to 08/01/2024

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	9 Crossman Dr CROYDON HILLS 3136	\$1,192,000	01/11/2023
2	105 Narr Maen Dr CROYDON HILLS 3136	\$1,185,000	25/10/2023
3	48 Bemboka Rd CROYDON HILLS 3136	\$1,180,000	14/10/2023

**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.~~

This Statement of Information was prepared on:

09/01/2024 11:19



5   2   4

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
09/01/2023 - 08/01/2024: \$1,187,500

## Comparable Properties



**9 Crossman Dr CROYDON HILLS 3136 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,192,000  
**Method:** Private Sale  
**Date:** 01/11/2023  
**Property Type:** House (Res)  
**Land Size:** 684 sqm approx



**105 Narr Maen Dr CROYDON HILLS 3136 (REI)** Agent Comments

4   2   2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 25/10/2023  
**Property Type:** House (Res)  
**Land Size:** 709 sqm approx



**48 Bemboka Rd CROYDON HILLS 3136 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx