### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

#### Property offered for sale

Address	3 Patterdale Court, Croydon Hills Vic 3136
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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#### Median sale price

Median price	\$1,187,500	Pro	perty Type H	louse		Suburb	Croydon Hills
Period - From	09/01/2023	to	08/01/2024	S	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

Price: \$1,192,000 Method: Private Sale Date: 01/11/2023

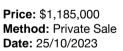
Property Type: House (Res) Land Size: 684 sqm approx

**Agent Comments** 



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

**6** 2 €



Property Type: House (Res) Land Size: 709 sqm approx



48 Bemboka Rd CROYDON HILLS 3136

(REI/VG)

Price: \$1,180,000 Method: Auction Sale Date: 14/10/2023

Property Type: House (Res) Land Size: 711 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444



