

Statement of Information  
**Single residential property located in  
the Melbourne metropolitan area**

**Sections 47AF of the Estate Agents Act 1980**



**Property offered for sale**

Address  
Including suburb and  
postcode 1/29 Karingal St Croydon North

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$599,950 or range between \$ & \$

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$725,000 \*House ☐ \*Unit ☒ Suburb Croydon North  
Period - From 1/10/17 to 31/12/17 Source PDOL

**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
55 Esther Cres Mooroolbark	\$615,000	19/1/18
81 Esther Cres Mooroolbark	\$615,000	16/10/17
9/39 Holloway Rd Croydon Nth	\$625,000	31/10/17

**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.