## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

	<b>Prope</b>	rty	offered	for	sale
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Address	4/18 Karingal Street, Croydon North Vic 3136
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$649,950

#### Median sale price

Median price	\$675,000	Pro	perty Type	Unit		Suburb	Croydon North
Period - From	01/10/2021	to	30/09/2022		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

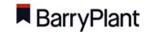
Add	dress of comparable property	Price	Date of sale
1	8/41-45 Karingal St CROYDON NORTH 3136	\$685,000	20/08/2022
2	1 Briarwood Ct CROYDON 3136	\$640,000	22/07/2022
3	8/134 Croydon Rd CROYDON 3136	\$630,000	21/09/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/10/2022 15:24





Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

> Indicative Selling Price \$649,950 Median Unit Price

Year ending September 2022: \$675,000

**Agent Comments** 

Agent Comments

Agent Comments



**Agent Comments** 



# Comparable Properties

8/41-45 Karingal St CROYDON NORTH 3136 (REI)

**—** 3 **—** 1 **—** 2

Price: \$685,000 Method: Private Sale Date: 20/08/2022 Property Type: Unit

Land Size: 329 sqm approx

1 Briarwood Ct CROYDON 3136 (REI/VG)

**1** 3 **1** 6

Price: \$640,000 Method: Private Sale Date: 22/07/2022 Property Type: House Land Size: 458 sqm approx

8/134 Croydon Rd CROYDON 3136 (REI/VG)

3

2

**6** 

**Price:** \$630,000 **Method:** Private Sale **Date:** 21/09/2022

Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



