

# 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

14 Karingal Street, Croydon North 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 \$570,000

&

\$620,000

#### Median sale price

Median price \$600,000

House

Unit

X

Suburb

Croydon North

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	4/6-8 Warrien Rd CROYDON NORTH 3136	\$643,000	06/04/2019
2	3/69 Humber Rd CROYDON NORTH 3136	\$590,000	01/05/2019
3	4/24 Humber Rd CROYDON NORTH 3136	\$540,000	18/06/2019

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.

14 Karingal Street, Croydon North Vic 3136

**Jellis  
Craig**

Daniel Bullen

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**Indicative Selling Price**

\$570,000 - \$620,000

**Median Unit Price**

Year ending June 2019: \$600,000



3 2 2

**Rooms:**

**Property Type:** Unit

**Land Size:** 356 sqm approx

**Agent Comments**

## Comparable Properties



**4/6-8 Warrien Rd CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$643,000

**Method:** Private Sale

**Date:** 06/04/2019

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 293 sqm approx



**3/69 Humber Rd CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$590,000

**Method:** Private Sale

**Date:** 01/05/2019

**Rooms:** -

**Property Type:** Unit



**4/24 Humber Rd CROYDON NORTH 3136 (REI)** **Agent Comments**

3 2 2

**Price:** \$540,000

**Method:** Private Sale

**Date:** 18/06/2019

**Rooms:** -

**Property Type:** Unit