

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

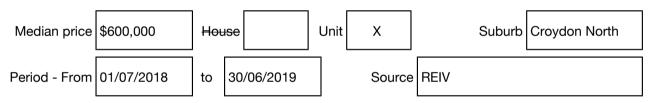
I4 Karingal Street, Croydon North Vic 3136
Ie

Indicative selling price

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

|--|

Median sale price



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.

Account - Jellis Craig | P: (03) 9908 5700 | F: 9877 2887

propertydata

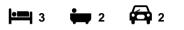
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

14 Karingal Street, Croydon North Vic 3136



Alcoln Rd Alcoln Rd Figure 4 Figu



Rooms: Property Type: Unit Land Size: 356 sqm approx Agent Comments Daniel Bullen 9908 5700 0412 809 725 danielbullen@jelliscraig.com.au

Indicative Selling Price \$570,000 - \$620,000 Median Unit Price Year ending June 2019: \$600,000

Comparable Properties



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



Price: \$643,000 Method: Private Sale Date: 06/04/2019 Rooms: 5 Property Type: Unit Land Size: 293 sqm approx Agent Comments

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



Price: \$590,000 Method: Private Sale Date: 01/05/2019 Rooms: -Property Type: Unit



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



Price: \$540,000 Method: Private Sale Date: 18/06/2019 Rooms: -Property Type: Unit

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