

# 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

Unit 20/41-45 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)

Single price

\$555,000

### Median sale price

Median price

\$599,975

Property Type

Unit

Suburb

Croydon North

Period - From

01/10/2018

to

30/09/2019

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 | 5/26-28 Patrick Av CROYDON NORTH 3136 | \$555,000 | 20/05/2019   |
| 2 | 4/24 Humber Rd CROYDON NORTH 3136     | \$540,000 | 18/06/2019   |
| 3 | 1/34 Karingal St CROYDON NORTH 3136   | \$515,000 | 15/06/2019   |

**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.~~

This Statement of Information was prepared on:

27/10/2019 10:56



3 1 2

**Rooms:** 5

**Property Type:** Unit?Townhouse

Agent Comments

## Comparable Properties

5/26-28 Patrick Av CROYDON NORTH 3136  
(VG)

Agent Comments

3 - -

**Price:** \$555,000

**Method:** Sale

**Date:** 20/05/2019

**Property Type:** Flat/Unit/Apartment (Res)



4/24 Humber Rd CROYDON NORTH 3136  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$540,000

**Method:** Private Sale

**Date:** 18/06/2019

**Property Type:** Unit



1/34 Karingal St CROYDON NORTH 3136  
(REI/VG)

Agent Comments

3 1 1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 15/06/2019

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 277 sqm approx