

## 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

5/23 Karingal Street Croydon North VIC 3136

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

\*House

\*Unit

X

Suburb

Croydon North

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

### 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

4/12 Karingal Street Croydon North VIC 3136	\$468,000	04-Feb-19
3/19-21 Karingal Street Croydon North VIC 3136	\$460,000	25-Jan-19
1/15 Holloway Road Croydon North VIC 3136	\$495,000	17-Nov-18

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.~~

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**4/12 Karingal Street Croydon North VIC 3136** Sold Price **\$468,000** Sold Date **04-Feb-19**

 2  1  2

Distance **0.22km**



**3/19-21 Karingal Street Croydon North VIC 3136** Sold Price **\$460,000** Sold Date **25-Jan-19**

 2  1  1

Distance **0.02km**



**1/15 Holloway Road Croydon North VIC 3136** Sold Price **\$495,000** Sold Date **17-Nov-18**

 2  1  1

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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