

# 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 7/29 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) (\*Delete single price or range as applicable)

Single price \$619,950

### Median sale price

Median price \$590,000

Property type Unit

Suburb Croydon North

Period - From 01/04/2019

to

30/06/2019

Source REIV

### Comparable property sales

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
5/24 Karingal Street, Croydon North Vic 3136	\$647,000	11/10/2019
247a Manchester Road, Mooroolbark Vic 3138	\$630,000	24/10/2019
14 Karingal Street, Croydon North Vic 3136	\$600,000	16/09/2019

This Statement of Information was prepared on: 28/10/2019