

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

1/41-45 Karingal Street, Croydon North Vic 3136

Indicative selling price

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

Range between

\$465,000

&

\$511,500

Median sale price

Median price

\$623,000

House

Unit

X

Suburb

Croydon North

Period - From

01/04/2018

to

31/03/2019

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		
2		
3		

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.

1/41-45 Karingal Street, Croydon North Vic 3136

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Indicative Selling Price

\$465,000 - \$511,500

Median Unit Price

Year ending March 2019: \$623,000



 2  1  1-2

Rooms:

Property Type: Strata Unit

Agent Comments

Comparable Properties



**3/18 Karingal St CROYDON NORTH 3136
(REI/VG)**

Agent Comments

 2  1  1

Price: \$465,000

Method: Private Sale

Date: 10/04/2019

Rooms: 3

Property Type: Unit

Land Size: 215 sqm approx

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.