

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 12/12 Karingal Street, Croydon North, VIC, 3136

Indicative selling price

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

Price Range \$550,000 - \$605,000

Median sale price

Median price \$630,000

*House ☐

*Unit ☒

Suburb Croydon North

Period - From 01 JAN 2018

to 31 MAR 2018

Source REIV (Property Data)

Comparable property sales

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
19 RODLEIGH STREET, CROYDON, VIC, 3136	\$590,000	14 APR 2018
1/51 EXETER ROAD, CROYDON NORTH, VIC, 3136	\$618,000	17 APR 2018
2/37 WARRIEN ROAD, CROYDON NORTH, VIC, 3136	\$570,000	20 JUN 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~