## 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

5/28 Karingal Street, Croydon North Vic 3136

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$590,000		&		\$640,000					
Median sale pr	rice									
Median price	\$1,007,500	Pro	operty Type	Hou	se		Suburb	Croydon North		
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/42 Patrick Av CROYDON NORTH 3136	\$650,000	08/06/2023
2	6/292 Maroondah Hwy CROYDON 3136	\$640,000	20/07/2023
3	4/12 Karingal St CROYDON NORTH 3136	\$635,000	03/06/2023

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:

27/09/2023 12:41









Property Type: Unit Agent Comments Indicative Selling Price \$590,000 - \$640,000 Median House Price Year ending June 2023: \$1,007,500

# **Comparable Properties**



5/42 Patrick Av CROYDON NORTH 3136 (VG) Agent Comments



Price: \$650,000 Method: Sale Date: 08/06/2023 Property Type: Flat/Unit/Apartment (Res)



6/292 Maroondah Hwy CROYDON 3136 (REI/VG) Agent Comments

Agent Comments



Price: \$640,000 Method: Private Sale Date: 20/07/2023 Property Type: Unit Land Size: 220 sqm approx



4/12 Karingal St CROYDON NORTH 3136 (REI/VG)



Price: \$635,000 Method: Auction Sale Date: 03/06/2023 Property Type: Unit

#### Account - Barry Plant | P: 03 9735 3300



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