

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$1,007,500

Property Type House

Suburb Croydon North

Period - From 01/07/2022

to

30/06/2023

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	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



 3  1  2

**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**

 2  -  -

**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**

 2  1  1

**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)**

**Agent Comments**

 2  1  2

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