

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 3/18 Karingal Street, Croydon North VIC 3136

Indicative selling price

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

Range \$440,000 - \$480,000
Between

Median sale price

Median price \$623,000 Unit Suburb RINGWOOD

Period - From 1/10/2018 to 31/12/2018 Source REIV

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
1 – 3/19-21 Karingal Street, Croydon North	\$460,000	25 Jan 2019
2 – 4/12 Karingal Street, Croydon North	\$468,000	4 Feb 2019
3 – 1/15 Holloway Road, Croydon North	\$495,000	17 Nov 2018