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 6/29 Karingal Street, Croydon North Vic 3136					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$550,	8605,000				
Median sale price					
Median price \$600,00	0 Property Type Unit Suburb Croydon North				
Period - From 01/07/2	018 to 30/06/2019 Source REIV				
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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	4/162-164 Dorset Rd CROYDON 3136	\$600,000	21/03/2019
2	12/379 Maroondah Hwy CROYDON NORTH 3136	\$599,950	30/04/2019
3	58 Amadeo Way CHIRNSIDE PARK 3116	\$561,108	11/04/2019

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:	17/09/2019 12:07













Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price Year ending June 2019: \$600,000

Comparable Properties



4/162-164 Dorset Rd CROYDON 3136 (REI/VG) Agent Comments

3



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Price: \$600,000 Method: Private Sale Date: 21/03/2019

Property Type: Townhouse (Single) **Land Size:** 219 sqm approx

12/379 Maroondah Hwy CROYDON NORTH

3136 (REI/VG)

3



6

2

Price: \$599,950 Method: Private Sale Date: 30/04/2019

Property Type: Townhouse (Single) **Land Size:** 341 sqm approx

Agent Comments

Agent Comments

58 Amadeo Way CHIRNSIDE PARK 3116 (VG)

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Price: \$561,108 Method: Sale Date: 11/04/2019

Property Type: Townhouse (Single)

Froperty Type: Townhouse (Single)

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.