

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 \$550,000 & \$605,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Croydon North

Period - From 01/07/2018

to 30/06/2019

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	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



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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  2  2

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) Agent Comments

 3  2  2

Price: \$599,950

Method: Private Sale

Date: 30/04/2019

Property Type: Townhouse (Single)

Land Size: 341 sqm approx

58 Amadeo Way CHIRNSIDE PARK 3116 (VG) Agent Comments

 3  -  -

Price: \$561,108

Method: Sale

Date: 11/04/2019

Property Type: Townhouse (Single)