

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

7/33-37 Karingal Street, Croydon North Vic 3136

Indicative selling price

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

Range between \$710,000 & \$760,000

Median sale price

Median price \$788,000 Property Type Townhouse Suburb Croydon North

Period - From 08/12/2022 to 07/12/2023 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	2/315 Maroondah Hwy CROYDON NORTH 3136	\$752,500	18/10/2023
2	7 Bardaster Blvd CHIRNSIDE PARK 3116	\$745,000	20/06/2023
3	3/162 Dorset Rd CROYDON 3136	\$740,000	20/10/2023

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:

08/12/2023 13:09



Property Type:
Agent Comments

Indicative Selling Price
\$710,000 - \$760,000
Median Townhouse Price
08/12/2022 - 07/12/2023: \$788,000

Comparable Properties



2/315 Maroondah Hwy CROYDON NORTH 3136 Agent Comments
(REI)



Price: \$752,500
Method: Private Sale
Date: 18/10/2023
Property Type: Townhouse (Res)



7 Bardaster Blvd CHIRNSIDE PARK 3116 Agent Comments
(REI/VG)



Price: \$745,000
Method: Private Sale
Date: 20/06/2023
Property Type: Townhouse (Single)



3/162 Dorset Rd CROYDON 3136 (REI) Agent Comments



Price: \$740,000
Method: Private Sale
Date: 20/10/2023
Property Type: Townhouse (Single)
Land Size: 272 sqm approx