

6/41-45 Karingal Street, Croydon North Vic 3136

Merryn Schmidt
(03) 9831 3007
0413 994 597
merryns@metrops.com.au



3 1 1

Rooms:
Property Type: Unit

Agent Comments

Metro Property Sales offers this gorgeous three bedroom home ideally located within walking distance to schools, park lands and local shops. This property is ideal for the investor, first home buyer or downsizer! Nestled quietly at the rear of this tranquil complex, it is a must to inspect!

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending March 2017: \$560,000

Comparable Properties



3/46-48 Bonnie View Rd CROYDON NORTH 3136 (REI)

3 1 1

Price: \$577,000
Method: Private Sale
Date: 05/04/2017
Rooms: 5
Property Type: Townhouse (Single)

Agent Comments

Large block with street frontage and fully renovated



3/17 Karingal St CROYDON NORTH 3136 (REI)

3 2 2

Price: \$565,000
Method: Private Sale
Date: 30/11/2016
Rooms: 4
Property Type: Unit

Agent Comments

Similar age & style with 2 bathrooms and double garage



4/55 Exeter Rd CROYDON NORTH 3136 (REI)

3 1 1

Price: \$480,000
Method: Private Sale
Date: 17/03/2017
Rooms: 4
Property Type: Unit

Agent Comments

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

6/41-45 Karingal Street, Croydon North Vic 3136

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$560,000

Unit X

Suburb Croydon North

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/46-48 Bonnie View Rd CROYDON NORTH 3136	\$577,000	05/04/2017
3/17 Karingal St CROYDON NORTH 3136	\$565,000	30/11/2016
4/55 Exeter Rd CROYDON NORTH 3136	\$480,000	17/03/2017