

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

5/39 Karingal Street, Croydon North Vic 3136

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$835,000 Property Type House Suburb Croydon North

Period - From 01/04/2019 to 31/03/2020 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.

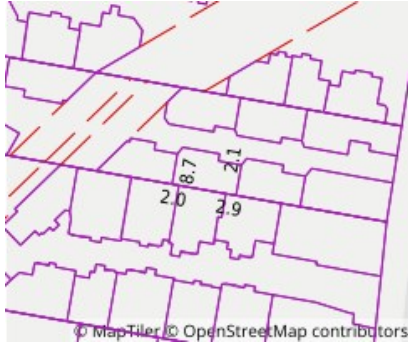
	Address of comparable property	Price	Date of sale
1	3/24 Dunoon St MOOROOLBARK 3138	\$622,000	15/06/2020
2	4/22-24 Meadow Rd CROYDON NORTH 3136	\$620,000	13/06/2020
3	2/22-24 Meadow Rd CROYDON NORTH 3136	\$610,000	15/05/2020

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:

30/06/2020 15:30



Property Type:
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median House Price
Year ending March 2020: \$835,000

Comparable Properties



3/24 Dunoon St MOOROOLBARK 3138 (REI) Agent Comments



Price: \$622,000
Method: Private Sale
Date: 15/06/2020
Property Type: Townhouse (Single)
Land Size: 206 sqm approx



4/22-24 Meadow Rd CROYDON NORTH 3136 (REI) Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 13/06/2020
Property Type: Townhouse (Res)



2/22-24 Meadow Rd CROYDON NORTH 3136 (REI) Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 15/05/2020
Property Type: Apartment