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	1/25 Karingal Street Croydon North VIC 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$641,000	Property type	Unit	Suburb	Croydon North
Period-from	01 May 2020	to	30 Apr 2021	Source	Corelogic

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 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
2/8 Karingal Street Croydon North VIC 3136	$680,000	01-Apr-21
3/3 Kinta Court Croydon North VIC 3136	$685,000	10-Apr-21
4 Woodview Court Croydon North VIC 3136	$695,000	19-Jan-21

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 6 months.~~

This Statement of Information was prepared on: 13 May 2021

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2/8 Karingal Street Croydon North VIC 3136

3 2 2

Sold Price RS $680,000 Sold Date 01-Apr-21

Distance 0.21km



3/3 Kinta Court Croydon North VIC 3136

3 2 2

Sold Price RS $685,000 Sold Date 10-Apr-21

Distance 0.51km



4 Woodview Court Croydon North VIC 3136

3 1 2

Sold Price $695,000 Sold Date 19-Jan-21

Distance 0.48km

RS = Recent sale **UN** = Undisclosed Sale

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