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	8/41-45 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$680,000	Property type	Unit	Suburb	Croydon North
Period-from	01 Jul 2021	to	30 Jun 2022	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
9/39 HOLLOWAY ROAD CROYDON NORTH VIC 3136	$698,000	20-May-22
4/89 EXETER ROAD CROYDON NORTH VIC 3136	$715,000	25-May-22
4/357 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136	$741,500	30-Mar-22

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: 11 July 2022

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9/39 HOLLOWAY ROAD CROYDON NORTH VIC 3136

3 1 2

Sold Price **$698,000** Sold Date **20-May-22**

Distance **0.29km**



4/89 EXETER ROAD CROYDON NORTH VIC 3136

3 2 1

Sold Price RS **$715,000** Sold Date **25-May-22**

Distance **0.57km**



4/357 MAROONDAH HIGHWAY CROYDON NORTH VIC 3136

3 2 2

Sold Price RS **$741,500** Sold Date **30-Mar-22**

Distance **1.08km**

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

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