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	5/38 Karingal Street, Croydon North Vic 3136

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $682,500 Property Type Unit Suburb Croydon North

Period - From 03/12/2020 to 02/12/2021 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	2/28 Karingal St CROYDON NORTH 3136	$672,500	10/07/2021
2	11/46-48 Bonnie View Rd CROYDON NORTH 3136	$660,000	30/11/2021
3	12/37 Holloway Rd CROYDON NORTH 3136	$640,000	29/06/2021

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: 03/12/2021 10:57