

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

4/34 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

\$725,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Jun 2023

to

31 May 2024

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

2/59 OLD MELBOURNE ROAD CHIRNSIDE PARK VIC 3116	\$690,000	07-Mar-24
16A BARTLETT AVENUE CROYDON VIC 3136	\$700,000	04-Apr-24

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: 04 June 2024



**2/59 OLD MELBOURNE ROAD
CHIRNSIDE PARK VIC 3116**

3 1 2

Sold Price **\$690,000** Sold Date **07-Mar-24**

Distance **1.29km**



**16A BARTLETT AVENUE CROYDON
VIC 3136**

3 1 2

Sold Price **\$700,000** Sold Date **04-Apr-24**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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