

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

6/36 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Unit

Suburb

Croydon North

Period-from

01 May 2023

to

30 Apr 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

1/6-8 WARRIEN ROAD CROYDON NORTH VIC 3136	\$772,000	25-Jan-24
2/28 DORSET ROAD CROYDON VIC 3136	\$730,000	01-May-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: 13 May 2024



**1/6-8 WARRIEN ROAD CROYDON
NORTH VIC 3136**

 3  2  2

Sold Price

\$772,000

Sold Date

25-Jan-24

Distance

1.81km



**2/28 DORSET ROAD CROYDON
VIC 3136**

 3  2  2

Sold Price

^{RS} **\$730,000** ^{UN}

Sold Date

01-May-24

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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