Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/41-45 Karingal Street, Croydon North Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$695,000			
Median sale pr	rice							
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Croydon North
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/15 Holloway Rd CROYDON NORTH 3136	\$702,000	22/11/2023
2	1/10 Jeremic Ct CROYDON NORTH 3136	\$675,000	14/12/2023
3	5/100 Dorset Rd CROYDON 3136	\$640,500	31/01/2024

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:

21/05/2024 14:47









Rooms: 2 Property Type: Townhouse (Res) Land Size: 139 sqm approx Agent Comments Jim Dunkley 9726 8888 0438 305 680 jimdunkley@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$695,000 Median Unit Price Year ending March 2024: \$750,000

Comparable Properties



1/15 Holloway Rd CROYDON NORTH 3136 (REI)



Price: \$702,000 Method: Private Sale Date: 22/11/2023 Property Type: Unit Agent Comments



1/10 Jeremic Ct CROYDON NORTH 3136 (REI) Agent Comments



Price: \$675,000 Method: Private Sale Date: 14/12/2023 Property Type: Unit Land Size: 274 sqm approx



5/100 Dorset Rd CROYDON 3136 (REI)



Agent Comments

Price: \$640,500 Method: Auction Sale Date: 31/01/2024 Property Type: Unit Land Size: 214 sqm approx

Account - Jellis Craig | P: 03 9726 8888



propertydata

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