

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

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Croydon North

Period - From 01/04/2023 to 31/03/2024 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	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

Comparable Properties



1/15 Holloway Rd CROYDON NORTH 3136 (REI)

Agent Comments



Price: \$702,000

Method: Private Sale

Date: 22/11/2023

Property Type: Unit



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