

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

2/12 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,000

Property type

Unit

Suburb

Croydon North

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/55-59 Exeter Road Croydon North VIC 3136	\$545,000	23-Nov-20
10/379-381 Maroondah Highway Croydon North VIC 3136	\$535,000	10-Oct-20
2/14 Humber Road Croydon North VIC 3136	\$545,500	12-Oct-20

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: 15 March 2021



3/55-59 Exeter Road Croydon North VIC 3136

2 1 1

Sold Price **\$545,000** Sold Date **23-Nov-20**

Distance **0.3km**

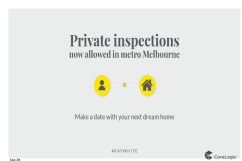


10/379-381 Maroondah Highway Croydon North VIC 3136

2 1 1

Sold Price **\$535,000** Sold Date **10-Oct-20**

Distance **0.48km**



2/14 Humber Road Croydon North VIC 3136

2 1 1

Sold Price **\$545,500** Sold Date **12-Oct-20**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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