

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

2/26 Kalinda Road Croydon 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Croydon

Period-from

01 Feb 2019

to

31 Jan 2020

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

4/22 Kemps Street Ringwood East VIC 3135	\$616,500	21-Oct-19
210 Wonga Road Warranwood VIC 3134	\$628,200	10-Feb-20
7/2 Freeman Street Ringwood East VIC 3135	\$612,000	09-Nov-19

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: 20 February 2020

Keith Hamill

M 0419 200 638

E keithh@surrealpg.com.au



**4/22 Kemps Street Ringwood East
VIC 3135**

Sold Price

\$616,500

Sold Date

21-Oct-19

 2

 1

 2

Distance

1.36km



**210 Wonga Road Warranwood VIC
3134**

Sold Price

^{RS} **\$628,200**

Sold Date

10-Feb-20

 2

 1

 2

Distance

1.69km



**7/2 Freeman Street Ringwood East
VIC 3135**

Sold Price

\$612,000

Sold Date

09-Nov-19

 2

 1

 2

Distance

2.17km

RS = Recent sale

UN = Undisclosed Sale

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