

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

10a Kalinda Road, Croydon Vic 3136

Indicative selling price

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

Range between \$830,000

&

\$910,000

Median sale price

Median price \$902,500

Property Type House

Suburb Croydon

Period - From 01/04/2021

to

30/06/2021

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	139 Spriggs Dr, Croydon, Vic 3136, Australia	\$830,000	03/07/2021
2	1/7 Parry St, Croydon, Vic 3136, Australia	\$830,650	23/06/2021
3	5/20 Toorak Av, Croydon, Vic 3136, Australia	\$875,000	07/04/2021

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:

18/09/2021 16:47



 3  2  2

Property Type: Townhouse

Land Size: 255 sqm approx

Agent Comments

Indicative Selling Price

\$830,000 - \$910,000

Median House Price

June quarter 2021: \$902,500

Comparable Properties

139 Spriggs Dr, Croydon, Vic 3136, Australia (REI)

Agent Comments

 3  2  2

Price: \$830,000

Method:

Date: 03/07/2021

Property Type: House

1/7 Parry St, Croydon, Vic 3136, Australia (REI)

Agent Comments

 3  2  2

Price: \$830,650

Method:

Date: 23/06/2021

Property Type: Townhouse (Single)

5/20 Toorak Av, Croydon, Vic 3136, Australia (REI)

Agent Comments

 3  2  2

Price: \$875,000

Method:

Date: 07/04/2021

Property Type: Townhouse (Single)

Account - Hoskins | P: 98747677, 9722 9755