

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

1/26 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

House

Suburb

Croydon

Period-from

01 Mar 2023

to

29 Feb 2024

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

Address of comparable property	Price	Date of sale
61 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$746,000	25-Oct-23

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: 22 March 2024

Emma Sebire

P 03 8595 2777

M 0459 961 282

E emmasebire@mcgrath.com.au



**61 MT DANDENONG ROAD
RINGWOOD EAST VIC 3135**

 3  1  1

Sold Price **\$746,000** Sold Date **25-Oct-23**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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