

# 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 Kalinda Road, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$800,000

### Median sale price

Median price \$881,000 Property Type House Suburb Croydon

Period - From 01/07/2023 to 30/09/2023 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 | 35 Clegg Av CROYDON 3136       | \$762,000 | 10/06/2022   |
| 2 | 17 Grayling Cr CROYDON 3136    | \$750,000 | 12/07/2022   |
| 3 | 13 Kalinda Rd CROYDON 3136     | \$740,000 | 21/06/2023   |

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:

22/11/2023 16:43



3   1   2

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$740,000 - \$800,000

**Median House Price**

September quarter 2023: \$881,000

## Comparable Properties



**35 Clegg Av CROYDON 3136 (VG)**

Agent Comments

3   -   -

**Price:** \$762,000

**Method:** Sale

**Date:** 10/06/2022

**Property Type:** House (Res)

**Land Size:** 837 sqm approx



**17 Grayling Cr CROYDON 3136 (VG)**

Agent Comments

3   -   -

**Price:** \$750,000

**Method:** Sale

**Date:** 12/07/2022

**Property Type:** House (Res)

**Land Size:** 635 sqm approx



**13 Kalinda Rd CROYDON 3136 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$740,000

**Method:** Private Sale

**Date:** 21/06/2023

**Property Type:** House

**Land Size:** 654 sqm approx

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