

STATEMENT OF INFORMATION

7 KALIMNA COURT, TONGALA VIC 3621

Team
Cardillo

eview
REAL ESTATE

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 KALIMNA COURT TONGALA VIC 3621

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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$443,000

Property type

House

Suburb

Tongala

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

5 KALIMNA COURT TONGALA VIC 3621	\$520,000	13-Nov-24
3 KALIMNA COURT TONGALA VIC 3621	\$515,000	26-Sep-24
13 DEAKIN GROVE TONGALA VIC 3621	\$505,000	24-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 May 2025



Emily Cardillo
P 0458461542
M 0458461542
E emily.cardillo@eview.com.au



5 KALIMNA COURT TONGALA VIC 3621

Sold Price **\$520,000** Sold Date **13-Nov-24**

3 2 2

Distance **0.16km**



3 KALIMNA COURT TONGALA VIC 3621

Sold Price **\$515,000** Sold Date **26-Sep-24**

3 2 2

Distance **0.17km**



13 DEAKIN GROVE TONGALA VIC 3621

Sold Price **\$505,000** Sold Date **24-Jun-24**

3 2 2

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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