

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

14 Spriggs Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$906,000

Property Type House

Suburb Croydon

Period - From 01/10/2023

to 31/12/2023

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	99 Spriggs Dr CROYDON 3136	\$810,000	26/09/2023
2	35 Spriggs Dr CROYDON 3136	\$755,000	25/08/2023
3			

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:

29/01/2024 13:33



woodards 

14 Spriggs Drive, Croydon

Additional information

Council Rates: \$TBC pa (Refer S32)
 Water Rates: \$187pq plus usage approx. (Refer S32)
 3 large bedrooms
 Master with WIR & Ensuite
 Updated bathrooms
 Large open plan living
 Updated Kitchen
 Great storage
 Laundry/Butlers Pantry
 Great storage
 Internal access
 Covered alfresco dining
 Recently landscaped gardens
 Air conditioning
 Heating

Rental Estimate

\$560 pwk based on current market conditions

Chattels

All fixed floor coverings, fixed light fittings and window furnishings as inspected.

Terms

10% deposit, balance 30/60 days or any other such terms that have been agreed to in writing by the vendor prior to auction



Luke Banitsiotis
0402 261 116



Jessica Hellmann
0411 034 939

Close proximity to

Schools

Manchester Primary School (1.01km)
 Ruskin Park Primary School (1.86km)
 Mooroolbark College (1.55m)
 Yarra Hills Secondary College (1.59km)

Shops

Croydon Main Street (2.6km)
 Chirnside Homemaker Centre (2.9km)
 Civic Square Shopping Centre (3.2km)
 Merrindale Shopping centre (4.4km)

Parks

The Range Estate Playground (180m)
 Barneong Reserve Playground (650m)
 Esther Park(1.0m)

Transport

Mooroolbark Train Station (1.4m)
 Croydon Train Station (2.7m)