

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

153 Spriggs Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$755,000 Property Type House Suburb Croydon

Period - From 01/01/2020 to 31/03/2020 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	119 Spriggs Dr CROYDON 3136	\$645,000	30/01/2020
2	159 Spriggs Dr CROYDON 3136	\$625,000	30/11/2019
3	47 Evans Dr CROYDON 3136	\$622,000	24/12/2019

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:

27/05/2020 11:18

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Indicative Selling Price
\$620,000 - \$650,000
Median House Price
March quarter 2020: \$755,000



 3  2  2

Property Type: Land
Land Size: 175 sqm approx
Agent Comments

Comparable Properties

119 Spriggs Dr CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$645,000
Method: Sale
Date: 30/01/2020
Property Type: Flat/Unit/Apartment (Res)
Land Size: 239 sqm approx



159 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$625,000
Method: Sold Before Auction
Date: 30/11/2019
Rooms: 6
Property Type: House (Res)
Land Size: 172 sqm approx



47 Evans Dr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  1

Price: \$622,000
Method: Private Sale
Date: 24/12/2019
Property Type: House
Land Size: 189 sqm approx