## 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 betweer	n \$620,000		&		\$650,000	)		
Median sale p	rice							
Median price	\$755,000	Pro	operty Type	Hou	ISE		Suburb	Croydon
Period - From	01/01/2020	to	31/03/2020		So	urce	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









Property Type: Land Land Size: 175 sqm approx Agent Comments Sarah Savio 03 9735 3300 0434 639 996 ssavio@barryplant.com.au

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

# **Comparable Properties**

	119 Spriggs Dr CROYDON 3136 (VG)	Agent Comments
	<b>1 - 1</b> - <b>1</b>	
	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
	Price: \$625,000	
	Method: Sold Before Auction	
	Date: 30/11/2019	
- near	Rooms: 6 Property Type: House (Res)	
	Land Size: 172 sqm approx	
	47 Evans Dr CROYDON 3136 (REI/VG)	Agent Comments
	<b>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 </b>	
	Price: \$622,000	
	Method: Private Sale	
30 31	Date: 24/12/2019	

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122

Property Type: House Land Size: 189 sqm approx



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.