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

3 Hubble Road, Croydon Vic 3136

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$690,000		&		\$720,000			
Median sale pr	rice							
Median price	\$903,250	Pro	operty Type	pe House			Suburb	Croydon
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	13 Spriggs Dr CROYDON 3136	\$700,888	23/12/2024
2			
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:

05/03/2025 10:23







Rooms: 5 Property Type: House Land Size: 159 sqm approx Agent Comments Indicative Selling Price \$690,000 - \$720,000 Median House Price December quarter 2024: \$903,250

Comparable Properties



13 Spriggs Dr CROYDON 3136 (REI/VG)

- 3 - 2 - 1

Price: \$700,888 Method: Private Sale Date: 23/12/2024 Property Type: House Land Size: 171 sqm approx Agent Comments

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.

Account - Woodards | P: 0390563899





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