

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

39 Evans Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$730,000 & \$760,000

Median sale price

Median price \$940,000 Property Type House Suburb Croydon

Period - From 01/07/2024 to 30/09/2024 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	23 Spriggs Dr CROYDON 3136	\$768,888	05/10/2024
2	6 Paperbark Ct CROYDON 3136	\$747,000	02/09/2024
3	49 Spriggs Dr CROYDON 3136	\$775,000	13/07/2024

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:

13/11/2024 09:17



 3  2  1

Rooms: 5

Property Type: House (Res)

Land Size: 165 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$760,000

Median House Price

September quarter 2024: \$940,000

Comparable Properties



23 Spriggs Dr CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$768,888

Method: Private Sale

Date: 05/10/2024

Property Type: House

Land Size: 252 sqm approx



6 Paperbark Ct CROYDON 3136 (REI/VG)

Agent Comments

 3  2  2

Price: \$747,000

Method: Private Sale

Date: 02/09/2024

Property Type: Townhouse (Single)

Land Size: 183 sqm approx

49 Spriggs Dr CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$775,000

Method: Sale

Date: 13/07/2024

Property Type: House (Res)

Land Size: 311 sqm approx

Account - Woodards | P: 0390563899



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