Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	3 Hubble Road, Croydon Vic 3136

Indicative selling price

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

Range between	\$700,000	&	\$730,000
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Median sale price

Median price	\$903,250	Pro	perty Type	House		Suburb	Croydon
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	13 Spriggs Dr CROYDON 3136	\$700,888	23/12/2024
2	111 Spriggs Dr CROYDON 3136	\$730,000	15/11/2024
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:	28/01/2025 14:17
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Date of sale







Property Type: House Land Size: 159 sqm approx **Agent Comments**

Indicative Selling Price \$700,000 - \$730,000 **Median House Price** December quarter 2024: \$903,250

Comparable Properties



13 Spriggs Dr CROYDON 3136 (REI/VG)

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



111 Spriggs Dr CROYDON 3136 (REI)

Agent Comments

Price: \$730,000 Method: Private Sale Date: 15/11/2024

Property Type: Townhouse (Single)

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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