

# 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 165 Spriggs Drive, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$566,827 Property type Unit Suburb Croydon

Period - From 01/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

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
10a Diane Crescent, Mooroolbark Vic 3138	\$647,500	20/12/2019
5/292 Maroondah Highway, Croydon Vic 3136	\$614,900	20/11/2019
2/123 Lincoln Road, Croydon Vic 3136	\$631,000	06/11/2019

This Statement of Information was prepared on: 04/02/2020