Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 22 Spriggs Drive, Croydon Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$730,000								
Median sale price									
Median price	\$662,000	Property Type Unit			Suburb	Croydon			
Period - From	01/10/2021	to	31/12/2021	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.

Add	lress of comparable property	Price	Date of sale
1	3 Paperbark Ct CROYDON 3136	\$810,000	24/10/2021
2	3/58 Dorset Rd CROYDON 3136	\$762,000	02/02/2022
3	19 Orbell Jones Ct CROYDON 3136	\$700,000	23/12/2021

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:

11/03/2022 09:06









Property Type: Townhouse (Single) Land Size: 172 sqm approx Agent Comments Indicative Selling Price \$730,000 Median Unit Price December quarter 2021: \$662,000

Comparable Properties



3 Paperbark Ct CROYDON 3136 (REI/VG)



Price: \$810,000 Method: Private Sale Date: 24/10/2021 Property Type: Townhouse (Res) Land Size: 225 sqm approx

Agent Comments



3/58 Dorset Rd CROYDON 3136 (REI)

Agent Comments



Price: \$762,000 Method: Private Sale Date: 02/02/2022 Property Type: Townhouse (Res) Land Size: 225 sqm approx



19 Orbell Jones Ct CROYDON 3136 (REI)



Agent Comments

Price: \$700,000 Method: Private Sale Date: 23/12/2021 Property Type: House

Account - The One Real Estate (AU) | P: 03 7007 5707



propertydata

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