

# 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

22 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)

Single price

\$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.

	Address 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



 3  2  1

**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)**

**Agent Comments**

 3  2  2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 24/10/2021

**Property Type:** Townhouse (Res)

**Land Size:** 225 sqm approx



**3/58 Dorset Rd CROYDON 3136 (REI)**

**Agent Comments**

 3  2  2

**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**

 3  2  2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 23/12/2021

**Property Type:** House