

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 111 Spriggs Drive, Croydon, VIC 3136

Indicative selling price

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

Price Range

\$710,000

&

\$750,000

Median sale price

Median price

\$862,000

Property Type

Townhouse

Suburb

Croydon (3136)

Period - From

18/09/2023

to

18/09/2024

Source

REA

Comparable property sales

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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
117 SPRIGGS DRIVE, CROYDON VIC 3136	\$748,000	16/04/2024
6 PAPERBARK COURT, CROYDON VIC 3136	\$747,000	02/09/2024
5 PAPERBARK COURT, CROYDON VIC 3136	\$735,000	26/05/2024

This Statement of Information was prepared on: 18/09/2024