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

29 SPRIGGS DRIVE CROYDON VIC 3136

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	- NOMO UUU	&	\$650,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$681,000	Property type	Unit	Suburb	Croydon		

30 Apr 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2024

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
43 SPRIGGS DRIVE CROYDON VIC 3136	\$635,000	01-Dec-24
16 SPRIGGS DRIVE CROYDON VIC 3136	\$675,000	08-Apr-25
2 DIANELLA LANE CROYDON VIC 3136	\$660,000	11-Dec-24

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 6 months.

This Statement of Information was prepared on: 26 May 2025



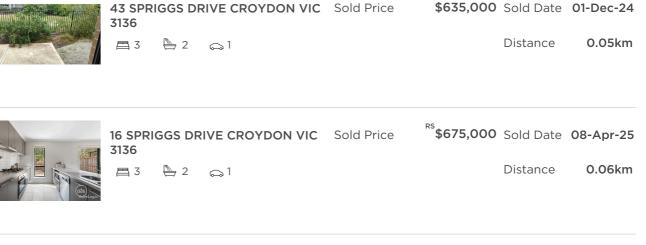
Corelogic

consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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