

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

163 Spriggs Drive, Croydon Vic 3136

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$810,000 House ☒ Unit ☐ Suburb Croydon

Period - From 01/04/2017 to 30/06/2017 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	3/14 Alfrick Rd CROYDON 3136	\$570,000	22/04/2017
2	2/55 Surrey Rd.E CROYDON 3136	\$570,000	24/03/2017
3	2/47 Alto Av CROYDON 3136	\$551,000	15/04/2017

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.~~



Rooms:
Property Type: Land
Land Size: 148 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
June quarter 2017: \$810,000

Comparable Properties



3/14 Alfrick Rd CROYDON 3136 (REI/VG)

Agent Comments



Price: \$570,000
Method: Sold Before Auction
Date: 22/04/2017
Rooms: -
Property Type: Townhouse (Res)



2/55 Surrey Rd.E CROYDON 3136 (REI)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 24/03/2017
Rooms: -
Property Type: Townhouse (Single)

2/47 Alto Av CROYDON 3136 (VG)

Agent Comments



Price: \$551,000
Method: Sale
Date: 15/04/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)