

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

41 Spriggs Close, Croydon Vic 3136

Indicative selling price

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

Range between \$580,000 & \$638,000

Median sale price

Median price \$790,000 Property Type Townhouse Suburb Croydon

Period - From 06/05/2023 to 05/05/2024 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	11 Terrigal Cr KILSYTH 3137	\$670,000	15/01/2024
2	98 Hawthory Rd KILSYTH 3137	\$660,000	02/12/2023
3			

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: 06/05/2024 15:15



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Townhouse Price

06/05/2023 - 05/05/2024: \$790,000

Comparable Properties



11 Terrigal Cr KILSYTH 3137 (REI/VG)

Agent Comments

3 2 2

Price: \$670,000

Method: Private Sale

Date: 15/01/2024

Property Type: Townhouse (Single)

Land Size: 170 sqm approx



98 Hawthory Rd KILSYTH 3137 (REI/VG)

Agent Comments

3 2 1

Price: \$660,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 261 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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