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	cons	sumer.vic.go	v.au	/underquot	ting				
Range betweer	n \$580,000		&		\$638,000					
Median sale price										
Median price	\$790,000	Pro	perty Type Townh		nhouse		Suburb	Croydon		
Period - From	06/05/2023	to	05/05/2024		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

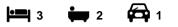
This Statement of Information was prepared on:

06/05/2024 15:15



McGrath





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



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.

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