

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

131 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Croydon North

Period - From 01/10/2023 to 31/12/2023 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	15 Crossman Dr CROYDON HILLS 3136	\$1,105,000	27/02/2024
2	65 Langdale Dr CROYDON HILLS 3136	\$1,045,000	29/11/2023
3	38 Lakeside Cr CROYDON HILLS 3136	\$1,010,000	03/01/2024

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: 03/04/2024 10:30

131 Nangathan Way, Croydon North Vic 3136

**Jellis
Craig**

Daniel Broadbent

9870 6211

0424 155 476

danielbroadbent@jellisrcraig.com.au



 3  2  2

Property Type: House

Land Size: 682 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

December quarter 2023: \$1,000,000

Comparable Properties



15 Crossman Dr CROYDON HILLS 3136 (REI)

Agent Comments

 3  2  2

Price: \$1,105,000

Method: Private Sale

Date: 27/02/2024

Property Type: House (Res)

Land Size: 662 sqm approx



65 Langdale Dr CROYDON HILLS 3136
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,045,000

Method: Private Sale

Date: 29/11/2023

Property Type: House (Res)

Land Size: 647 sqm approx



38 Lakeside Cr CROYDON HILLS 3136
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,010,000

Method: Private Sale

Date: 03/01/2024

Property Type: House

Land Size: 760 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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