Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 49 Nangathan Way, Croydon North Vic 3136 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |

Indicative selling price

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

| Range between \$1,300,000 | & | \$1,400,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,068,000 | Pro | perty Type | House | | Suburb | Croydon North |
|---------------|-------------|-----|------------|-------|--------|--------|---------------|
| Period - From | 01/10/2022 | to | 30/09/2023 | | 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

| Aut | areas or comparable property | 1 1100 | Date of Sale |
|-----|--------------------------------------|-------------|--------------|
| 1 | 28 Nangathan Way CROYDON NORTH 3136 | \$1,388,000 | 04/08/2023 |
| 2 | 1 Ally Tce CHIRNSIDE PARK 3116 | \$1,375,000 | 03/10/2023 |
| 3 | 167 Nangathan Way CROYDON NORTH 3136 | \$1,367,000 | 10/05/2023 |

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: | 09/11/2023 12:40 |
|--|------------------|



Date of sale







Rooms: 4

Property Type: House

Land Size: 659.051 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price**

Year ending September 2023: \$1,068,000

Comparable Properties



28 Nangathan Way CROYDON NORTH 3136

(REI) **---** 5

Price: \$1,388,000

Method: Expression of Interest

Date: 04/08/2023

Property Type: House (Res) Land Size: 675 sqm approx

Agent Comments









Price: \$1,375,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: House (Res) Land Size: 656 sqm approx **Agent Comments**

Agent Comments



167 Nangathan Way CROYDON NORTH 3136

(REI/VG)



Price: \$1,367,000 Method: Private Sale Date: 10/05/2023 Property Type: House Land Size: 650 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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