

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 49 Nangathan Way, Croydon North Vic 3136

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 Property 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	Price	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



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)

Agent Comments



Price: \$1,388,000
Method: Expression of Interest
Date: 04/08/2023
Property Type: House (Res)
Land Size: 675 sqm approx



1 Ally Tce CHIRNSIDE PARK 3116 (REI)

Agent Comments



Price: \$1,375,000
Method: Sold Before Auction
Date: 03/10/2023
Property Type: House (Res)
Land Size: 656 sqm approx



167 Nangathan Way CROYDON NORTH 3136 (REI/VG)

Agent Comments



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

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