

# 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

8 Neuparth Road, Croydon North Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,063,250

Property Type House

Suburb Croydon North

Period - From 01/07/2021

to 30/09/2021

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	61 Waterview Ct CROYDON HILLS 3136	\$1,150,000	19/11/2021
2	18 Lyons Rd CROYDON NORTH 3136	\$1,100,000	19/10/2021
3	32 Nangathan Way CROYDON NORTH 3136	\$1,070,000	26/07/2021

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:

07/12/2021 10:34



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**Rooms:** 10  
**Property Type:** House (Res)  
**Land Size:** 863 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
September quarter 2021: \$1,063,250

## Comparable Properties



**61 Waterview Ct CROYDON HILLS 3136 (REI)** [Agent Comments](#)

 4  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 19/11/2021  
**Property Type:** House  
**Land Size:** 919 sqm approx



**18 Lyons Rd CROYDON NORTH 3136 (REI)** [Agent Comments](#)

 4  2  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 19/10/2021  
**Property Type:** House  
**Land Size:** 861 sqm approx



**32 Nangathan Way CROYDON NORTH 3136 (REI/VE)** [Agent Comments](#)

 4  2  3

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 26/07/2021  
**Property Type:** House  
**Land Size:** 708 sqm approx

**Account - Philip Webb**