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

125 Nangathan Way, Croydon North Vic 3136

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,020,000		&		\$1,120,000				
Median sale p	rice								
Median price	\$1,112,000	Pro	operty Type	Hou	se		Suburb	Croydon North	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	24 Baddeley Cirt CROYDON 3136	\$1,050,000	13/09/2024
2	10 Charles Smith Dr WONGA PARK 3115	\$1,130,000	10/09/2024
3	9 Hillview Ct CROYDON HILLS 3136	\$1,100,000	04/09/2024

OR

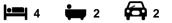
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/10/2024 10:24







Property Type: House **Land Size:** 681 sqm approx Agent Comments Indicative Selling Price \$1,020,000 - \$1,120,000 Median House Price June quarter 2024: \$1,112,000

Comparable Properties



24 Baddeley Cirt CROYDON 3136 (REI)



Price: \$1,050,000 Method: Sold Before Auction Date: 13/09/2024 Property Type: House (Res) Land Size: 576 sqm approx

10 Charles Smith Dr WONGA PARK 3115 (REI) Agent Comments

Agent Comments



Price: \$1,130,000 Method: Expression of Interest Date: 10/09/2024 Property Type: House (Res) Land Size: 701 sqm approx



9 Hillview Ct CROYDON HILLS 3136 (REI/VG) Agent Comments



Price: \$1,100,000 Method: Private Sale Date: 04/09/2024 Property Type: House

Land Size: 707 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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