

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

120 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

Single price

\$1,259,000

Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

Croydon North

Period - From

01/10/2021

to

31/12/2021

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	174 NANGATHAN Way CROYDON NORTH 3136	\$1,314,500	01/11/2021
2	50 Nangathan Way CROYDON NORTH 3136	\$1,290,000	20/12/2021
3	2 Lawson Ct CROYDON NORTH 3136	\$1,250,000	19/12/2021

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:

10/03/2022 12:47

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Indicative Selling Price

\$1,259,000

Median House Price

December quarter 2021: \$1,085,000



 4  2  2

Property Type: House

Land Size: 722 sqm approx

Agent Comments

Comparable Properties



174 NANGATHAN Way CROYDON NORTH 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,314,500

Method: Private Sale

Date: 01/11/2021

Property Type: House (Res)

Land Size: 643 sqm approx

50 Nangathan Way CROYDON NORTH 3136 (VG)

Agent Comments

 4  -  -

Price: \$1,290,000

Method: Sale

Date: 20/12/2021

Property Type: House (Res)

Land Size: 762 sqm approx

2 Lawson Ct CROYDON NORTH 3136 (VG)

Agent Comments

 3  -  -

Price: \$1,250,000

Method: Sale

Date: 19/12/2021

Property Type: House (Res)

Land Size: 800 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122