Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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

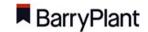
Add	dress of comparable property	Price	Date of sale
1	174 NANGATHAN Way CROYDON NORTH 3136	\$1,314,500	01/11/2021
2	50 Nangathan Way CROYDON NORTH 3136	\$1,290,000	20/12/2021
3	2 Lawson Ct CROYDON NORTH 3136	\$1,250,000	19/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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





Property Type: House Land Size: 722 sqm approx Agent Comments

Comparable Properties



174 NANGATHAN Way CROYDON NORTH

3136 (REI/VG)

2

6 2

Price: \$1,314,500 **Method:** Private Sale **Date:** 01/11/2021

Property Type: House (Res) **Land Size:** 643 sqm approx

Agent Comments

50 Nangathan Way CROYDON NORTH 3136

(VG)

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Price: \$1,290,000 **Method:** Sale **Date:** 20/12/2021

Property Type: House (Res) Land Size: 762 sqm approx

Agent Comments

2 Lawson Ct CROYDON NORTH 3136 (VG)

3





Price: \$1,250,000 Method: Sale Date: 19/12/2021

Property Type: House (Res) Land Size: 800 sqm approx **Agent Comments**

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



