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 49 Nangathan Way, Croydon North Vic 3136 Including suburb and postcode

Indicative selling price

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

Range between	\$1,250,000	&	\$1,320,000
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Median sale price

Median price	\$1,068,000	Pro	perty 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

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 comparableproperties 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 \$1,250,000 - \$1,320,000 **Median House Price**

Year ending September 2023: \$1,068,000

Comparable Properties



28 Nangathan Way CROYDON NORTH 3136

(REI) **---** 5

Price: \$1,388,000

Method: Expression of Interest

Date: 04/08/2023

Property Type: House (Res) Land Size: 675 sqm approx

Agent Comments



1 Ally Tce CHIRNSIDE PARK 3116 (REI)





Price: \$1,375,000

Method: Sold Before Auction

Date: 03/10/2023

Property Type: House (Res) Land Size: 656 sqm approx **Agent Comments**

Agent Comments



167 Nangathan Way CROYDON NORTH 3136

(REI/VG)

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

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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