

# 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

48 Nangathan Way, Croydon North Vic 3136

### Indicative selling price

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

Range between

\$1,195,000

&

\$1,300,000

### Median sale price

Median price

\$1,000,000

Property Type

House

Suburb

Croydon North

Period - From

01/10/2023

to

31/12/2023

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	Price	Date of sale
1	49 Nangathan Way CROYDON NORTH 3136	\$1,300,000	11/12/2023
2	1 Alford Rise CROYDON NORTH 3136	\$1,150,000	19/12/2023
3	5 Jarrod PI CROYDON NORTH 3136	\$1,075,000	28/09/2023

**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:

27/02/2024 14:39



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**Property Type:** HOUSE  
**Land Size:** 736 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,195,000 - \$1,300,000  
**Median House Price**  
 December quarter 2023: \$1,000,000

## Comparable Properties



**49 Nangathan Way CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

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**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 11/12/2023  
**Property Type:** House  
**Land Size:** 659 sqm approx



**1 Alford Rise CROYDON NORTH 3136 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** House  
**Land Size:** 694 sqm approx



**5 Jarrod Pl CROYDON NORTH 3136 (REI/VG)**

**Agent Comments**

 4  2  -

**Price:** \$1,075,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** House (Res)  
**Land Size:** 742 sqm approx

**Account - Barry Plant | P: 03 9842 8888**