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 | 48 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 \$1,195,000 | & | \$1,300,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$1,000,000 | Pro | perty 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

| Add | dress 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 comparableproperties 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**

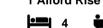
December quarter 2023: \$1,000,000

Comparable Properties



49 Nangathan Way CROYDON NORTH 3136 (REI/VG)

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



1 Alford Rise CROYDON NORTH 3136 (REI)





Price: \$1,150,000 Method: Private Sale Date: 19/12/2023 Property Type: House

Land Size: 694 sqm approx

Agent Comments



5 Jarrod PI CROYDON NORTH 3136 (REI/VG)

Price: \$1,075,000 Method: Private Sale Date: 28/09/2023

Property Type: House (Res) Land Size: 742 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



