

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

140 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

Range between \$825,000 & \$895,000

Median sale price

Median price \$838,750 Property Type House Suburb Croydon North

Period - From 01/10/2019 to 31/12/2019 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	9 Fiscom Ct CROYDON NORTH 3136	\$890,000	18/11/2019
2	17 Lakeside Cr CROYDON HILLS 3136	\$871,000	07/12/2019
3	47 ROSEMARY Av CROYDON HILLS 3136	\$806,888	14/11/2019

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:

10/03/2020 13:19

Brent Peters
9722 9755
0412 855 810
brent@hoskins.com.au

Indicative Selling Price

\$825,000 - \$895,000

Median House Price

December quarter 2019: \$838,750



 4  2  2

Property Type: House (Res)

Land Size: 700 sqm approx

Agent Comments

Comparable Properties



9 Fiscom Ct CROYDON NORTH 3136 (REI/VG) Agent Comments

 4  3  2

Price: \$890,000

Method: Private Sale

Date: 18/11/2019

Rooms: 7

Property Type: House (Res)

Land Size: 649 sqm approx



17 Lakeside Cr CROYDON HILLS 3136 (REI/VG)

Agent Comments

 4  2  2

Price: \$871,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 689 sqm approx



47 ROSEMARY Av CROYDON HILLS 3136 (VG) Agent Comments

 3  -  -

Price: \$806,888

Method: Sale

Date: 14/11/2019

Property Type: House (Res)

Land Size: 891 sqm approx