

Peter Moulden 9874 7677 0413 336 864 peter@hoskins.com.au

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

115 Nangathan Way, Croydon North Vic 3136

Indicative selling price

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

| Range between | \$780,000 | & | \$835,000 | |
|---------------|-----------|---|-----------|--|
| | | | | |

Median sale price

| Median price | \$750,000 | Hou | use X | Unit | | Suburb | Croydon North |
|---------------|------------|-----|------------|------|--------|--------|---------------|
| Period - From | 01/04/2019 | to | 30/06/2019 | | 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 sixmonths 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 | | |
| 2 | | |
| 3 | | |

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.

Account - Hoskins | P: 98747677, 9722 9755

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 115 Nangathan Way, Croydon North Vic 3136



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Rooms: Property Type: House Land Size: 700 sqm approx Agent Comments 9874 7677 0413 336 864 peter@hoskins.com.au

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Indicative Selling Price \$780,000 - \$835,000 Median House Price June quarter 2019: \$750,000

Comparable Properties

| 20 County Tce CROYDON HILLS 3136 (REI) 2 2 2 2 Price: \$810,000 Method: Private Sale Date: 06/07/2019 Rooms: 5 Property Type: House (Res) Land Size: 540 sqm approx | Agent Comments |
|--|----------------|
| 5 William Rd CROYDON 3136 (REI) 3 2 2 2 Price: \$780,000 Method: Private Sale Date: 22/05/2019 Rooms: 4 Property Type: House Land Size: 511 sqm approx | Agent Comments |

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.

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