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	1/45 Flemington Street Travancore VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$366,000	Property type	Unit	Suburb	Travancore
Period-from	01 Sep 2020	to	31 Aug 2021	Source	Corelogic

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 6 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
8/45 Flemington Street Travancore VIC 3032	$470,000	16-Jul-21
7/37 Flemington Street Travancore VIC 3032	$480,000	06-May-21
12/5-7 Mooltan Street Travancore VIC 3032	$506,000	06-May-21

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 6 months.~~

This Statement of Information was prepared on: 27 September 2021

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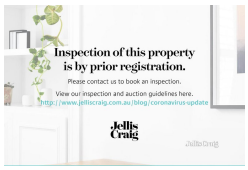
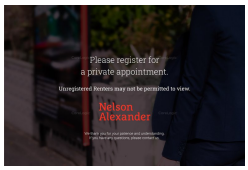


8/45 Flemington Street Travancore VIC 3032

3 1 1

Sold Price **$470,000** Sold Date **16-Jul-21**

Distance **-**



7/37 Flemington Street Travancore VIC 3032

2 1 1

Sold Price **$480,000** Sold Date **06-May-21**

Distance **0.03km**



12/5-7 Mooltan Street Travancore VIC 3032

2 1 1

Sold Price **$506,000** Sold Date **06-May-21**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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