

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

4/35 Flemington Street, Travancore Vic 3032

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price	\$1,550,000	Property Type	House	Suburb	Travancore
Period - From	23/05/2023	to	22/05/2024	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	8/8 St Georges Gr PARKVILLE 3052	\$768,000	13/05/2024
2	6/78 Maribyrnong Rd MOONEE PONDS 3039	\$766,000	18/03/2024
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.~~

This Statement of Information was prepared on:

23/05/2024 14:47



Property Type:

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

23/05/2023 - 22/05/2024: \$1,550,000

Comparable Properties



8/8 St Georges Gr PARKVILLE 3052 (REI)

Agent Comments



Price: \$768,000

Method: Sold Before Auction

Date: 13/05/2024

Property Type: Unit



6/78 Maribyrnong Rd MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$766,000

Method: Sold Before Auction

Date: 18/03/2024

Property Type: Townhouse (Res)

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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161