

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

4/35 Flemington Street, Travancore Vic 3032



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

2 1 1

Price: \$768,000
Method: Sold Before Auction
Date: 13/05/2024
Property Type: Unit



6/78 Maribyrnong Rd MOONEE PONDS 3039 (REI) Agent Comments

3 1 1

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



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