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	15/5-7 Mooltan Street, Travancore Vic 3032

Indicative selling price

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

Range between $495,000 & $530,000

Median sale price

Median price $365,500 Property Type Unit Suburb Travancore

Period - From 01/07/2023 to 30/06/2024 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	2/65 Warrick St ASCOT VALE 3032	$550,000	17/08/2024
2	205/62 Mt Alexander Rd TRAVANCORE 3032	$530,000	04/08/2024
3	19/7 Manningham St PARKVILLE 3052	$480,000	09/07/2024

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: 19/08/2024 23:19

15/5-7 Mooltan Street, Travancore Vic 3032

Jerome Feery
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2 1 1

Property Type: Apartment

Agent Comments

Updated apartment in boutique complex. Positioned at read of the building.

Indicative Selling Price
$495,000 - $530,000
Median Unit Price
Year ending June 2024: $365,500

Comparable Properties



2/65 Warrick St ASCOT VALE 3032 (REI)

2 1 1

Price: $550,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Unit

Agent Comments

Similar location. More boutique complex (one of six). Also an older style complex.



205/62 Mt Alexander Rd TRAVANCORE 3032 (REI)

2 2 1

Price: $530,000
Method: Private Sale
Date: 04/08/2024
Property Type: Apartment

Agent Comments

Modern apartment with additional bathroom in an inferior location in a highly dense complex.



19/7 Manningham St PARKVILLE 3052 (REI)

2 1 1

Price: $480,000
Method: Private Sale
Date: 09/07/2024
Property Type: Unit

Agent Comments

Similar era and accommodation. Slightly smaller apartment.

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