

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	4/53 Flemington Street, Travancore Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$290,000	&	\$319,000
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Median sale price

Median price	\$350,000	Hou	ISE	Unit	Х	Subu	Travancore
Period - From	01/07/2016	to	30/06/2017		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 2/138 Shields St FLEMINGTON 3031 \$305,000 21/04/2017 2 4/342 Ascot Vale Rd MOONEE PONDS 3039 \$298,000 04/07/2017 3 9/106 Ascot Vale Rd FLEMINGTON 3031 \$292,000 20/04/2017

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.

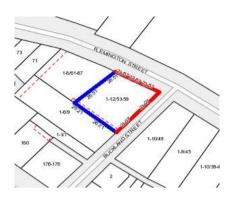
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Agent Comments

Indicative Selling Price \$290,000 - \$319,000 **Median Unit Price** Year ending June 2017: \$350,000

Comparable Properties



2/138 Shields St FLEMINGTON 3031 (REI)

Price: \$305,000 Method: Private Sale Date: 21/04/2017 Rooms: 2

Property Type: Unit

Agent Comments



4/342 Ascot Vale Rd MOONEE PONDS 3039

(REI)



Price: \$298,000 Method: Private Sale Date: 04/07/2017

Rooms: -

Property Type: Apartment

Agent Comments



9/106 Ascot Vale Rd FLEMINGTON 3031 (REI)





Price: \$292,000 Method: Private Sale Date: 20/04/2017

Rooms: -

Property Type: Unit

Agent Comments

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