

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

29 Lucknow Street, Travancore Vic 3032

Indicative selling price

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

Range between \$2,200,000 & \$2,350,000

Median sale price

Median price \$1,400,000 Property Type House Suburb Travancore

Period - From 06/05/2023 to 05/05/2024 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	48 Steele St MOONEE PONDS 3039	\$2,320,000	02/12/2023
2	44 Lucknow St TRAVANCORE 3032	\$2,282,500	24/02/2024
3	11 Myrnong Cr ASCOT VALE 3032	\$2,175,000	09/01/2024

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:

06/05/2024 11:19



Property Type: House
Land Size: 697 approx. sqm
approx

Agent Comments

Immaculate Californian Bungalow with multiple living zones (front lounge/4th bedroom) and ROW on generous block in a premium Travancore location.

Indicative Selling Price

\$2,200,000 - \$2,350,000

Median House Price

06/05/2023 - 05/05/2024: \$1,400,000

Comparable Properties



48 Steele St MOONEE PONDS 3039 (REI/VG)



Price: \$2,320,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments

Similar land size. More modern home with extra bedroom.



44 Lucknow St TRAVANCORE 3032 (REI)



Price: \$2,282,500
Method: Auction Sale
Date: 24/02/2024
Property Type: House
Land Size: 619 sqm approx

Agent Comments

More recent renovation in same street with extra bedroom. Inferior land size.



11 Myrnong Cr ASCOT VALE 3032 (REI/VG)



Price: \$2,175,000
Method: Sold Before Auction
Date: 09/01/2024
Property Type: House (Res)
Land Size: 575 sqm approx

Agent Comments

Comparable accommodation in nearby location. Inferior location on inferior land.