

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

4/53-59 FLEMINGTON STREET TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$339,000

Property type

Unit

Suburb

Travancore

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

13/57-59 DOVER STREET FLEMINGTON VIC 3031	\$311,000	18-Oct-23
3/70 EDINBURGH STREET FLEMINGTON VIC 3031	\$330,000	13-Aug-23
508/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$345,000	20-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 18 January 2024

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**13/57-59 DOVER STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$311,000** Sold Date **18-Oct-23**

Distance **0.9km**



**3/70 EDINBURGH STREET
FLEMINGTON VIC 3031**

 1  1  1

Sold Price **\$330,000** Sold Date **13-Aug-23**

Distance **0.97km**



**508/62 MT ALEXANDER ROAD
TRARALGON VIC 3032**

 1  1  1

Sold Price ^{RS} **\$345,000** Sold Date **20-Dec-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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