

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

46 Baroda Street, Travancore Vic 3032

Indicative selling price

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

Range between \$2,800,000 & \$3,050,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Travancore

Period - From 27/03/2023 to 26/03/2024 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	56 Ngarveno St MOONEE PONDS 3039	\$3,000,000	15/12/2023
2			
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:

27/03/2024 12:22



 5  3  3

Property Type: House
Land Size: 640 sqm approx
Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,050,000

Median House Price

27/03/2023 - 26/03/2024: \$1,320,000

Comparable Properties



**56 Ngarveno St MOONEE PONDS 3039
(REI/VG)**

Agent Comments

 5  4  2

Price: \$3,000,000

Method: Private Sale

Date: 15/12/2023

Property Type: House (Res)

Land Size: 521 sqm approx

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.