

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 89-91 Mooltan Street, Travancore Vic 3032

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Travancore

Period - From 31/01/2023 to 30/01/2024 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 | 11 Bloomfield Rd ASCOT VALE 3032 | \$1,950,000 | 02/09/2023 |
| 2 | 512 Racecourse Rd FLEMINGTON 3031 | \$1,850,000 | 21/10/2023 |
| 3 | 9 Byron St MOONEE PONDS 3039 | \$1,760,000 | 18/11/2023 |

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: 31/01/2024 14:58



Property Type: House

Agent Comments

Original Art Deco home in tree lined street with bungalow and ROW access.

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

31/01/2023 - 30/01/2024: \$1,100,000

Comparable Properties



11 Bloomfield Rd ASCOT VALE 3032 (REI/VG)

Agent Comments



Superior location on an inferior allotment. Both original homes.

Price: \$1,950,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 613 sqm approx



512 Racecourse Rd FLEMINGTON 3031 (REI/VG)

Agent Comments



Smaller block size, bigger home with 5 bedrooms and 2 bathrooms - updated throughout

Price: \$1,850,000

Method: Sold Before Auction

Date: 21/10/2023

Property Type: House (Res)

Land Size: 613 sqm approx



9 Byron St MOONEE PONDS 3039 (REI/VG)

Agent Comments



Original 4 bedroom home on a 600 block in neighbouring suburb

Price: \$1,760,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 604 sqm approx