

190 Cashmere Street, Travancore Vic 3032



2 Bed 1 Bath 1 Car
Property Type: House (Res)
Land Size: 243 sqm approx
Indicative Selling Price
 \$1,000,000-\$1,090,000
Median House Price
 05/10/2021 – 04/10/2022:
 \$2,000,000

Comparable Properties



18 Elizabeth Street, Moonee Ponds 3039 (REI)
2 Bed 1 Bath - Car
Price: \$1,150,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 195 sqm approx
Agent Comments: comparable presentation, comparable location, comparable size house but smaller land



42 Bryant Street, Flemington 3031 (REI)
2 Bed 1 Bath 1 Car
Price: \$1,065,000
Method: Sold Before Auction
Date: 17/09/2022
Property Type: House (Res)
Agent Comments: comparable presentation, comparable size, inferior location.



254 Pin Oak Crescent, Flemington 3031 (REI)
2 Bed 1 Bath - Car
Price: \$1,000,000
Method: Private Sale
Date: 27/09/2022
Property Type: House
Agent Comments: comparable presentation, comparable size, inferior location opposite train line

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

190 Cashmere Street, Travancore Vic 3032

Indicative selling price

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

Range between \$1,000,000 & \$1,090,000

Median sale price

Median price \$2,000,000 House x Suburb Travancore

Period - From 05/10/2021 to 04/10/2022 Source REIV

Comparable property sales

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
18 Elizabeth Street, MOONEE PONDS 3039	\$1,150,000	10/09/2022
42 Bryant Street, FLEMINGTON 3031	\$1,065,000	17/09/2022
254 Pin Oak Crescent, FLEMINGTON 3031	\$1,000,000	27/09/2022

This Statement of Information was prepared on:

08/11/2022