

156 Mooltan Street, Travancore Vic 3032



1 Bed 1 Bath 1 Car
Rooms: 3
Property Type: House (Res)
Land Size: 256 sqm approx
Indicative Selling Price
 \$1,040,000 - \$1,100,000
Median House Price
 22/08/2021 - 21/08/2022:
 \$2,232,500

Comparable Properties



126 Princes Street, Flemington 3031 (REI)
2 Bed 1 Bath - Car
Price: \$1,070,000
Method: Private Sale
Date: 12/07/2022
Property Type: House
Agent Comments: comparable presentation, superior size, inferior location



20 Lorne Street, Moonee Ponds 3039 (REI)
2 Bed 1 Bath 1 Car
Price: \$1,050,000
Method: Sold Before Auction
Date: 01/08/2022
Property Type: House (Res)
Agent Comments: superior location, comparable presentation, inferior land size



55 Princes Street, Flemington 3031 (REI/VG)
2 Bed 1 Bath 1 Car
Price: \$1,020,000
Method: Sold Before Auction
Date: 25/05/2022
Property Type: House (Res)
Land Size: 176 sqm approx
Agent Comments: comparable presentation, inferior land size and location

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

156 Mooltan Street, Travancore Vic 3032

Indicative selling price

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

Range between \$1,040,000 & \$1,100,000

Median sale price

Median price \$2,232,500 House x Suburb Travancore

Period - From 22/08/2021 to 21/08/2022 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
126 Princes Street, FLEMINGTON 3031	\$1,070,000	12/07/2022
20 Lorne Street, MOONEE PONDS 3039	\$1,050,000	01/08/2022
55 Princes Street, FLEMINGTON 3031	\$1,020,000	25/05/2022

This Statement of Information was prepared on:

22/08/2022 11:46