

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

138 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between \$660,000 & \$690,000

Median sale price

Median price \$1,405,000 Property Type House Suburb Travancore

Period - From 06/11/2018 to 05/11/2019 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.

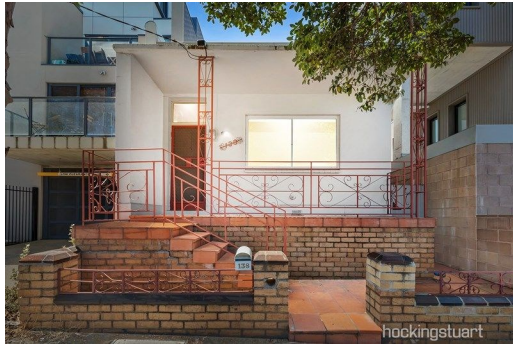
	Address of comparable property	Price	Date of sale
1	20 Lambeth St KENSINGTON 3031	\$685,000	01/06/2019
2	137 Kent St FLEMINGTON 3031	\$681,000	22/06/2019
3	13 Victoria St FLEMINGTON 3031	\$650,000	01/08/2019

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:

06/11/2019 17:16



Property Type: House (Previously Occupied - Detached)

Land Size: 179 sqm approx

Agent Comments

Comparable Properties



20 Lambeth St KENSINGTON 3031 (REI/VG)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 111 sqm approx



137 Kent St FLEMINGTON 3031 (REI/VG)

Agent Comments



Price: \$681,000

Method: Auction Sale

Date: 22/06/2019

Property Type: House (Res)

Land Size: 154 sqm approx



13 Victoria St FLEMINGTON 3031 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 01/08/2019

Property Type: House (Res)

Land Size: 161 sqm approx