

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

118 Mooltan Street, Travancore Vic 3032

Indicative selling price

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

Range between \$1,030,000

&

\$1,130,000

Median sale price

Median price \$1,080,000

Property Type House

Suburb Travancore

Period - From 26/06/2022

to

25/06/2023

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	6 Munro St BRUNSWICK 3056	\$1,085,000	11/02/2023
2	114 Francis St ASCOT VALE 3032	\$1,075,000	25/03/2023
3	50 Smith St KENSINGTON 3031	\$1,050,000	18/03/2023

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:

26/06/2023 13:40

118 Mooltan Street, Travancore Vic 3032



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Property Type: House (Res)

Land Size: 248 sqm approx

Agent Comments

Indicative Selling Price

\$1,030,000 - \$1,130,000

Median House Price

26/06/2022 - 25/06/2023: \$1,080,000

Comparable Properties



6 Munro St BRUNSWICK 3056 (REI/VG)

Agent Comments

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Price: \$1,085,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 147 sqm approx



114 Francis St ASCOT VALE 3032 (REI/VG)

Agent Comments

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Price: \$1,075,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 235 sqm approx



50 Smith St KENSINGTON 3031 (REI/VG)

Agent Comments

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Price: \$1,050,000

Method: Sold Before Auction

Date: 18/03/2023

Property Type: House (Res)

Land Size: 146 sqm approx

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



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