

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

40 Madura Street, Travancore Vic 3032

Indicative selling price

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

Single price

\$1,425,000

Median sale price

Median price

\$1,627,500

Property Type

House

Suburb

Travancore

Period - From

01/07/2020

to

30/06/2021

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	43 Fenton St ASCOT VALE 3032	\$1,400,000	17/07/2021
2	30 Browning St MOONEE PONDS 3039	\$1,350,000	16/07/2021
3	71 Waltham St FLEMINGTON 3031	\$1,281,000	27/07/2021

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:

07/08/2021 11:23

40 Madura Street, Travancore Vic 3032



Property Type: House (Previously Occupied - Detached)

Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price

\$1,425,000

Median House Price

Year ending June 2021: \$1,627,500

Comparable Properties



43 Fenton St ASCOT VALE 3032 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 17/07/2021

Property Type: House



30 Browning St MOONEE PONDS 3039 (REI)

Agent Comments



Price: \$1,350,000

Method: Sold Before Auction

Date: 16/07/2021

Property Type: House

Land Size: 244 sqm approx



71 Waltham St FLEMINGTON 3031 (REI)

Agent Comments



Price: \$1,281,000

Method: Sold Before Auction

Date: 27/07/2021

Property Type: House (Res)

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.