

## 566/38 Mt Alexander Road, Travancore Vic 3032



**2 Bed 1 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$320,000 - \$350,000

**Median House Price**

26/11/2019 – 25/11/2020:

\$337,000

## Comparable Properties



**861/18 Mt Alexander Road, Travancore 3032 (VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$400,000

**Method:** Sale

**Date:** 17/09/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** Comparable 2 bedroom apartment located in the same complex. This property is in renovated condition however it is significantly smaller



**543/38-70 Mt Alexander Road, Travancore 3032 (VG)**

**3 Bed 1 Bath 1 Car**

**Price:** \$342,000

**Method:** Sale

**Date:** 01/10/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** 2 bedroom apartment located in the same complex offering comparable accommodation and a comparable floorplan



**148/38-70 Mt Alexander Road, Travancore 3032 (VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$318,000

**Method:** Private Sale **Date:** 24/07/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** 2 bedroom apartment located in the same complex offering comparable accommodation. This property has a significantly smaller floorplan

## 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

566/38 Mt Alexander Road, Travancore Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

#### Median sale price

Median price \$337,000 Unit x Suburb Travancore

Period - From 26/11/2019 to 25/11/2020 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
861/18 Mt Alexander Road, TRAVANCORE 3032	\$400,000	17/09/2020
543/38-70 Mt Alexander Road, TRAVANCORE 3032	\$342,000	01/10/2020
148/38-70 Mt Alexander Road, TRAVANCORE 3032	\$318,000	24/07/2020

This Statement of Information was prepared on:

26/11/2020 16:21