## 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

608/38 Mt Alexander Road, Travancore Vic 3032

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$330,000		&		\$350,000					
Median sale pi	rice									
Median price	\$390,000	Pro	operty Type	Unit			Suburb	Travancore		
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	624/38 Mt Alexander Rd TRAVANCORE 3032	\$342,000	22/12/2021
2	547/38 Mt Alexander Rd TRAVANCORE 3032	\$323,000	23/11/2021
3	344/38 Mt Alexander Rd TRAVANCORE 3032	\$320,000	10/12/2021

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:

21/03/2022 14:49









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$330,000 - \$350,000 Median Unit Price December quarter 2021: \$390,000

# **Comparable Properties**



Price: \$342,000 Method: Sale Date: 22/12/2021

<u>,</u>

Property Type: Flat/Unit/Apartment (Res)

624/38 Mt Alexander Rd TRAVANCORE 3032

Agent Comments

Agent Comments



547/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

**1** 2 **1 1** 

Price: \$323,000 Method: Private Sale Date: 23/11/2021 Property Type: Apartment

(VG)



344/38 Mt Alexander Rd TRAVANCORE 3032 Agent Comments (REI/VG)



Price: \$320,000 Method: Private Sale Date: 10/12/2021 Property Type: Apartment

#### Account - Wood Property | P: 03 8539 3333



propertydata

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