

## 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

1010/18 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$374,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,750

Property type

Unit

Suburb

Travancore

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

1522/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$352,000	04-May-21
1012/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$330,000	18-Jan-21
1721/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$340,000	02-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 15 July 2022



### 1522/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

 2  1  1

Sold Price **\$352,000** Sold Date **04-May-21**

Distance -



### 1012/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

 2  1  1

Sold Price **\$330,000** Sold Date **18-Jan-21**

Distance -



### 1721/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

 2  1  1

Sold Price <sup>RS</sup> **\$340,000** Sold Date **02-Jun-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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