

1805/18 Mt Alexander Road, Travancore Vic 3032



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$300,000 - \$320,000

Median House Price

Year ending September 2019:

\$351,000

Comparable Properties



1514/18 Mt Alexander Road, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$ 336,800

Method: Private Sale

Date: 20/09/2019

Rooms: 3

Property Type: Apartment

Agent Comments: Apartment located in the same complex with comparable accommodation. Sold fully furnished.



256/38-70 Mt Alexander Road, Travancore 3032 (REI)

2 Bed 1 Bath 1 Car

Price: \$330,000

Method: Private Sale

Date: 18/12/2019

Rooms: 4

Property Type: Apartment

Agent Comments: Apartment is located in the complex next door, with comparable accommodation.



1708/18 Mt Alexander Road, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$325,000

Method: Private Sale

Date: 28/10/2019

Rooms: 4

Property Type: Apartment

Agent Comments: Apartment is located in the same complex, with comparable accommodation.

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

1805/18 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between \$300,000 & \$320,000

Median sale price

Median price \$351,000 Unit x Suburb Travancore

Period - From 01/10/2018 to 30/09/2019 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 |
|--|-----------|--------------|
| 1514/18 Mt Alexander Road, TRAVANCORE 3032 | \$336,800 | 20/09/2019 |
| 256/38-70 Mt Alexander Road, TRAVANCORE 3032 | \$330,000 | 18/12/2019 |
| 1708/18 Mt Alexander Road, TRAVANCORE 3032 | \$325,000 | 28/10/2019 |

This Statement of Information was prepared on:

20/12/2019 15:15