

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

1607/18 Mt Alexander Road Travancore VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Travancore

Period-from

01 Mar 2019

to

29 Feb 2020

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

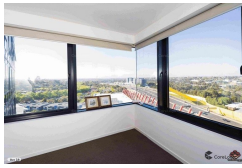
Date of sale

1404/18 Mt Alexander Road Travancore VIC 3032	\$330,000	28-Nov-19
1514/18 Mt Alexander Road Travancore VIC 3032	\$336,800	20-Sep-19
859/18 Mt Alexander Road Travancore VIC 3032	\$350,000	12-Nov-19

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: 04 March 2020

**1404/18 Mt Alexander Road
Travancore VIC 3032**

2 1 1

Sold Price **\$330,000** Sold Date **28-Nov-19**

Distance -

**1514/18 Mt Alexander Road
Travancore VIC 3032**

2 1 1

Sold Price **\$336,800** Sold Date **20-Sep-19**

Distance -

**859/18 Mt Alexander Road
Travancore VIC 3032**

2 1 1

Sold Price **\$350,000** Sold Date **12-Nov-19**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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