

## 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

636/38 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$339,000

Property type

Unit

Suburb

Travancore

Period-from

01 Jan 2023

to

31 Dec 2023

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

1322/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$348,620	06-Nov-23
2122/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$352,000	04-Aug-23

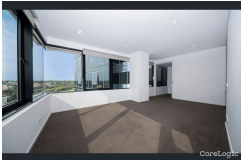
OR

**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: 29 January 2024

**1322/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$348,620** Sold Date **06-Nov-23**Distance **0.03km****2122/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$352,000** Sold Date **04-Aug-23**Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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