# 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

632/38 Mount Alexander Road, Ascot Vale Vic 3032

## Indicative selling price

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

Range between | $355,000 | & | $385,000

## Median sale price

| Median price | $567,500 | Property Type | Unit | Suburb | Ascot Vale |

| Period - From | 01/04/2024 | to | 30/06/2024 | Source | 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.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 1210/18 Mt Alexander Rd TRAVANCORE 3032 | $377,000 | 01/08/2024 |
| 2 | 626/38 Mt Alexander Rd TRAVANCORE 3032 | $362,000 | 05/07/2024 |
| 3 | 1102/18 Mt Alexander Rd TRAVANCORE 3032 | $385,000 | 26/06/2024 |

**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: 23/09/2024 11:05

# 632/38 Mount Alexander Road, Ascot Vale Vic 3032

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**Property Type:**

Agent Comments

**Indicative Selling Price**
$355,000 - $385,000
**Median Unit Price**
June quarter 2024: $567,500

# Comparable Properties



**1210/18 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)**

🛏 2    🛁 1    🚗 1

**Price:** $377,000
**Method:** Private Sale
**Date:** 01/08/2024
**Property Type:** Apartment

Agent Comments



**626/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)**

🛏 2    🛁 1    🚗 1

**Price:** $362,000
**Method:** Private Sale
**Date:** 05/07/2024
**Property Type:** Apartment

Agent Comments



**1102/18 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)**

🛏 2    🛁 1    🚗 1

**Price:** $385,000
**Method:** Private Sale
**Date:** 26/06/2024
**Property Type:** Apartment

Agent Comments