

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	1118/18 Mt Alexander Road, Travancore, VIC 3032
---	---

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$300,000	&	\$320,000
-------------	-----------	---	-----------

Median sale price

Median price	\$337,500	Property Type	House	Suburb	Travancore (3032)
Period - From	07/04/2023	to	07/07/2023	Source	PDOL

Comparable property sales

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
2217/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$320,000	07/06/2023
1720/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$300,000	23/05/2023
545/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$340,000	04/07/2023

This Statement of Information was prepared on: 07/07/2023