

## 362/38-70 Mt Alexander Road, Travancore Vic 3032



**2 Bed 2 Bath 1 Car**

**Property Type:** Apartment

**Indicative Selling Price**

\$419,000

**Median House Price**

Year ending September 2020:

\$330,000

## Comparable Properties



**1413/18 Mt Alexander Road, Travancore 3032 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$485,000

**Method:** Private Sale

**Date:** 15/12/2020

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments:** Located in the ALT building next door, large internal space, and no outdoor area.



**202/94 Cade Way, Parkville 3052 (REI/VG)**

**2 Bed 2 Bath 1 Car**

**Price:** \$460,000

**Method:** Private Sale

**Date:** 25/11/2020

**Rooms:** 6

**Property Type:** Apartment

**Agent Comments:** Located in a newer building, comparable accommodation.



**861/18 Mt Alexander Road, Travancore 3032 (VG)**

**2 Bed 1 Bath - Car**

**Price:** \$400,000

**Method:** Sale

**Date:** 17/09/2020

**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments:** Located in the ALT building, updated. Smaller internal size with no balcony and single bathroom.

## 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

362/38-70 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)

Single price

\$419,000

#### Median sale price

Median price

\$330,000

Unit

x

Suburb

Travancore

Period - From

01/10/2019

to

30/09/2020

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
1413/18 Mt Alexander Road, TRAVANCORE 3032	\$485,000	15/12/2020
202/94 Cade Way, PARKVILLE 3052	\$460,000	25/11/2020
861/18 Mt Alexander Road, TRAVANCORE 3032	\$400,000	17/09/2020

This Statement of Information was prepared on:

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