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)

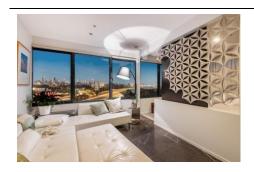
2 Bed 2 Bath 1 Car Price: \$460,000 Method: Private Sale Date: 25/11/2020

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

	Pro	pertv	offered	for	sale
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Address	
Including suburb or	362/38-70 Mt Alexander Road, Travancore Vic 3032
locality and postcode	

Indicative selling price

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

Single price \$419,000

Median sale price

bare price						-
Median price	\$330,000		Unit x	Suburb Trava	ncore	
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:	13/01/2021 21:49

