

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 258/38 Mt Alexander Road, Travancore, VIC 3032

Indicative selling price

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

Single Price \$330,000

Median sale price

Median price \$390,000 Property Type Apartment Suburb Travancore (3032)

Period - From 25/11/2020 to 24/11/2021 Source realestate.com.au

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
2205/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$330,000	20/11/2021
142/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$340,000	01/10/2021
5/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$330,000	22/07/2021

This Statement of Information was prepared on: 25/05/2022