

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	1514/18 Mt Alexander Road, Travancore, VIC 3032
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Indicative selling price

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

Single Price	\$405,000
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Median sale price

Median price	\$366,000	Property Type	Apartment	Suburb	Travancore (3032)
Period - From	04/02/2024	to	04/02/2025	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
1604/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$419,000	30/10/2024
2402/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$439,000	29/10/2024
2522/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$395,000	23/10/2024

This Statement of Information was prepared on: 04/02/2025