

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

142/38 Mt Alexander Road Travancore VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$349,000

Property type

Unit

Suburb

Travancore

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1012/18 Mt Alexander Road Travancore VIC 3032	\$330,000	18-Jan-21
1309/18 Mt Alexander Road Travancore VIC 3032	\$339,000	28-Feb-20
861/18 Mt Alexander Road Travancore VIC 3032	\$400,000	17-Sep-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 08 July 2021



**1012/18 Mt Alexander Road
Travancore VIC 3032**

 2  1  1

Sold Price **\$330,000** Sold Date **18-Jan-21**

Distance -



**1309/18 Mt Alexander Road
Travancore VIC 3032**

 2  1  1

Sold Price **\$339,000** Sold Date **28-Feb-20**

Distance -



**861/18 Mt Alexander Road
Travancore VIC 3032**

 2  1  1

Sold Price **\$400,000** Sold Date **17-Sep-20**

Distance -

RS = Recent sale UN = Undisclosed Sale

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