

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

1820/18 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Single price

\$319,000

Median sale price

Median price

\$337,500

Property Type

Unit

Suburb

Travancore

Period - From

28/07/2022

to

27/07/2023

Source

REIV

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 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
1	1303/18 Mt Alexander Rd TRAVANCORE 3032	\$335,000	12/06/2023
2	2217/18 Mt Alexander Rd TRAVANCORE 3032	\$320,000	07/06/2023
3	1720/18 Mt Alexander Rd TRAVANCORE 3032	\$300,000	25/05/2023

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 six months.~~

This Statement of Information was prepared on:

28/07/2023 17:06



 2  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$319,000

Median Unit Price

28/07/2022 - 27/07/2023: \$337,500

Comparable Properties



1303/18 Mt Alexander Rd TRAVANCORE 3032 (REI)

 2  1  1

Price: \$335,000

Method: Private Sale

Date: 12/06/2023

Property Type: Apartment

Agent Comments

Located in the same development, comparable accommodation.



2217/18 Mt Alexander Rd TRAVANCORE 3032 (REI)

 2  1  1

Price: \$320,000

Method: Private Sale

Date: 07/06/2023

Property Type: Unit

Agent Comments

Located in the same development, comparable accommodation.

1720/18 Mt Alexander Rd TRAVANCORE 3032 (REI)

 2  1  1

Price: \$300,000

Method: Private Sale

Date: 25/05/2023

Property Type: Apartment

Agent Comments

Located in the same development, comparable accommodation.

Account - Woodards | P: 03 9370 0300 | F: 03 9370 0333