

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

304/66 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

\$479,000

or range
between

&

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

263/38 Mt Alexander Road Travancore VIC 3032	\$490,000	21-May-21
268/38 Mt Alexander Road Travancore VIC 3032	\$520,000	10-Apr-21
302/66 Mt Alexander Road Travancore VIC 3032	\$445,000	17-Mar-21

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: 05 July 2021

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**263/38 Mt Alexander Road
Travancore VIC 3032**

2 2 1

Sold Price

^{RS}

\$490,000

Sold Date

21-May-21

Distance

-



**268/38 Mt Alexander Road
Travancore VIC 3032**

2 1 1

Sold Price

^{RS}

\$520,000

Sold Date

10-Apr-21

Distance

-



**302/66 Mt Alexander Road
Travancore VIC 3032**

2 1 1

Sold Price

\$445,000

Sold Date

17-Mar-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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