

# 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 1105/18 Mt Alexander Road, Travancore, VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$322,500

### Median sale price

Median price \$383,000 Property Type House Suburb Travancore (3032)

Period - From 03/10/2023 to 03/10/2024 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
2512/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$340,000	02/10/2024
1305/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$327,500	18/09/2024
1108/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$320,000	26/08/2024

This Statement of Information was prepared on: 13/01/2025