

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

1210/18 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Travancore

Period-from

01 Oct 2021

to

30 Sep 2022

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

265/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$380,000	21-Jun-22
820/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$370,000	13-May-22
261/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$375,000	22-Apr-22

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: 04 October 2022


**265/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

2 1 1

 Sold Price **\$380,000** Sold Date **21-Jun-22**

 Distance **0km**

**820/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

2 1 1

 Sold Price **\$370,000** Sold Date **13-May-22**

 Distance **0km**

**261/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

3 1 1

 Sold Price **\$375,000** Sold Date **22-Apr-22**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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