

# 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 141/38 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 \$290,000

### Median sale price

Median price \$349,000 House Unit X Suburb Travancore

Period - From 01/07/2018 to 30/06/2019 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
1 357/38 Mt Alexander Rd TRAVANCORE 3032	\$339,000	30/04/2019
2 1214/18 Mt Alexander Rd TRAVANCORE 3032	\$303,000	06/07/2019
3 1307/18 Mt Alexander Rd TRAVANCORE 3032	\$293,250	17/04/2019

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.