

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

301/66 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

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$343,000

Property type

Unit

Suburb

Travancore

Period-from

01 Jan 2019

to

31 Dec 2019

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

563/38 Mt Alexander Road Travancore VIC 3032	\$465,000	18-Aug-19
188 Macaulay Road North Melbourne VIC 3051	\$470,000	26-Nov-19
314/1 Ascot Vale Road Flemington VIC 3031	\$440,000	26-Sep-19

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: 22 January 2020



563/38 Mt Alexander Road Travancore VIC 3032

2 2 1

Sold Price **\$465,000** Sold Date **18-Aug-19**

Distance -



188 Macaulay Road North Melbourne VIC 3051

2 2 1

Sold Price **\$470,000** Sold Date **26-Nov-19**

Distance **1.32km**



314/1 Ascot Vale Road Flemington VIC 3031

2 2 1

Sold Price **\$440,000** Sold Date **26-Sep-19**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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