

## 2512/18 Mt Alexander Road, Travancore Vic 3032



**2 Bed 1 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Apartment  
**Indicative Selling Price**  
 \$330,000 - \$350,000  
**Median House Price**  
 Year ending June 2024: \$365,000

### Comparable Properties



**1210/18 Mt Alexander Road, Travancore 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$377,000  
**Method:** Private Sale  
**Date:** 01/08/2024  
**Property Type:** Apartment  
**Agent Comments:** Located in the same development, comparable accommodation.



**638/38 Mt Alexander Road, Travancore 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 06/06/2024  
**Property Type:** Apartment  
**Agent Comments:** Located in the neighboring development, comparable accommodation.



**1618/18 Mt Alexander Road, Travancore 3032 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** Apartment  
**Agent Comments:** Located in the same development, comparable accommodation.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

2512/18 Mt Alexander Road, Travancore Vic 3032
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#### Indicative selling price

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

Range between \$330,000 & \$350,000

#### Median sale price

Median price \$365,500 Unit x Suburb Travancore

Period - From 01/07/2023 to 30/06/2024 Source REIV

#### Comparable property sales

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
1210/18 Mt Alexander Road, TRAVANCORE 3032	\$377,000	01/08/2024
638/38 Mt Alexander Road, TRAVANCORE 3032	\$330,000	06/06/2024
1618/18 Mt Alexander Road, TRAVANCORE 3032	\$340,000	12/04/2024

This Statement of Information was prepared on:

29/08/2024 16:18