

## 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

808/38 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Unit

Suburb

Travancore

Period-from

01 Nov 2019

to

31 Oct 2020

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

543/38 Mt Alexander Road Travancore VIC 3032	\$342,000	01-Oct-20
569/38 Mt Alexander Road Travancore VIC 3032	\$350,000	03-Mar-20
726/38 Mt Alexander Road Travancore VIC 3032	\$350,531	24-Apr-20

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: 25 November 2020

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**543/38 Mt Alexander Road  
Travancore VIC 3032**

2 1 1

Sold Price **\$342,000** Sold Date **01-Oct-20**

Distance -



**569/38 Mt Alexander Road  
Travancore VIC 3032**

2 1 1

Sold Price **\$350,000** Sold Date **03-Mar-20**

Distance -



**726/38 Mt Alexander Road  
Travancore VIC 3032**

1 1 1

Sold Price **\$350,531** Sold Date **24-Apr-20**

Distance -

#### Notes from your agent

This is Actually a 2 bedroom

RS = Recent sale UN = Undisclosed Sale

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