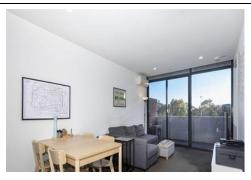
# 2510/18 Mt Alexander Road, Travancore Vic 3032



2 Bed 1 Bath 1 Car Property Type: Strata Unit/ Flat Indicative Selling Price \$360,000 Median House Price December quarter 2023: \$393,000

# **Comparable Properties**



#### 358/38 Mt Alexander Road, Travancore 3032 (REI/VG) 2 Bed 1 Bath 1 Car

Price: \$386,000 Method: Private Sale Date: 27/10/2023

**Property Type:** Apartment

Agent Comments: Comparable property located in the Sienr

Building.



#### 1322/18 Mt Alexander Road, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$348,620 Method: Private Sale Date: 16/11/2023

**Property Type:** Apartment

**Agent Comments:** Comparable property located in the

same building.



#### 709/38 Mt Alexander Road, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$330,000 Method: Private Sale Date: 11/11/2023

**Property Type:** Apartment

**Agent Comments:** Comparable property located in the

Sienna Building.

## 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

Pro	perty	offered	for	sale

Address	
Including suburb or	2510/18 Mt Alexander Road, Travancore Vic 3032
locality and postcode	

## **Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting

,000

#### Median sale price

Median price	\$393,000		Unit x	Suburb	Travar	ncore	
Period - From	01/10/2023	to	31/12/2023	S	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
358/38 Mt Alexander Road, TRAVANCORE 3032	\$386,000	27/10/2023
1322/18 Mt Alexander Road, TRAVANCORE 3032	\$348,620	16/11/2023
709/38 Mt Alexander Road, TRAVANCORE 3032	\$330,000	11/11/2023

This Statement of Information was prepared on: 14/0.	4/02/2024 11:43
--	-----------------

