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

16/190 Mount Alexander Road, Travancore Vic 3032

Indicative selling price

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Single price \$437,500

Median sale price

Median price	\$339,000	Pro	perty Type Uni	t		Suburb	Travancore
Period - From	01/01/2023	to	31/03/2023	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/465 Macaulay Rd KENSINGTON 3031	\$430,000	06/12/2022
2	20 Calwell St KENSINGTON 3031	\$450,000	28/03/2023
3	101/45 Danks La KENSINGTON 3031	\$455,000	13/03/2023

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.

This Statement of Information was prepared on:

19/05/2023 13:23









Rooms: 2 Property Type: Apartment (Res) Agent Comments

Ken Griffith 03 9421 7100 0418 548 423 ken.griffith@belleproperty.com

Indicative Selling Price \$437,500 **Median Unit Price** March quarter 2023: \$339,000

Comparable Properties





2/465 Macaulay Rd KENSINGTON 3031 (REI/VG)



Price: \$430,000 Method: Private Sale Date: 06/12/2022 Property Type: Apartment

20 Calwell St KENSINGTON 3031 (REI)

Agent Comments

Agent Comments





Price: \$450,000 Method: Sold Before Auction Date: 28/03/2023 Property Type: Unit

101/45 Danks La KENSINGTON 3031 (REI)



Agent Comments



Price: \$455.000 Method: Sold Before Auction Date: 13/03/2023 Property Type: Apartment

Account - Belle Property Richmond | P: 03 9421 7100 | F: 03 9421 7180





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