

# 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

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

Single price

\$437,500

### Median sale price

Median price

\$339,000

Property Type

Unit

Suburb

Travancore

Period - From

01/01/2023

to

31/03/2023

Source

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.

	Address 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

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**Indicative Selling Price**

\$437,500

**Median Unit Price**

March quarter 2023: \$339,000



1 1 1

**Rooms:** 2

**Property Type:** Apartment (Res)

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

1 1 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 06/12/2022

**Property Type:** Apartment



**20 Calwell St KENSINGTON 3031 (REI)**

**Agent Comments**

1 1 1

**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 28/03/2023

**Property Type:** Unit



**101/45 Danks La KENSINGTON 3031 (REI)**

**Agent Comments**

1 1 1

**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