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	815/38 Mt Alexander Road, Travancore Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$345,000 & \$365,000	Range between	\$345,000	&	\$365,000
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Median sale price

Median price	\$377,000	Pro	perty Type Ur	it		Suburb	Travancore
Period - From	01/07/2024	to	30/09/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	708/38 Mt Alexander Rd TRAVANCORE 3032	\$355,000	20/08/2024
2	734/38 Mt Alexander Rd TRAVANCORE 3032	\$352,500	23/07/2024
3	626/38 Mt Alexander Rd TRAVANCORE 3032	\$362,000	05/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/11/2024 19:25









Rooms: 3

Property Type: Apartment Agent Comments

Indicative Selling Price \$345,000 - \$365,000 Median Unit Price September quarter 2024: \$377,000

Comparable Properties



708/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

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Agent Comments

Price: \$355,000 Method: Private Sale Date: 20/08/2024

Property Type: Apartment



734/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

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Agent Comments

Agent Comments

Price: \$352,500 Method: Private Sale Date: 23/07/2024 Property Type: Unit



626/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

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Price: \$362,000
Method: Private Sale

Property Type: Apartment

Date: 05/07/2024

Account - Little Real Estate | P: 07 3037 0255





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