

# 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 815/38 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)

Range between \$345,000 & \$365,000

### Median sale price

Median price \$377,000 Property Type Unit Suburb Travancore

Period - From 01/07/2024 to 30/09/2024 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	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 comparable properties 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

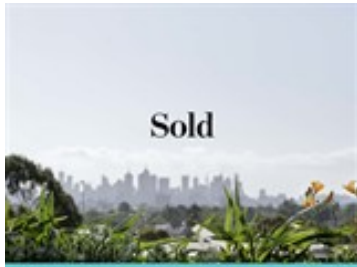


2   1   1

**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)**

[Agent Comments](#)

2   1   1

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 20/08/2024  
**Property Type:** Apartment



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

[Agent Comments](#)

2   1   1

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



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

[Agent Comments](#)

2   1   1

**Price:** \$362,000  
**Method:** Private Sale  
**Date:** 05/07/2024  
**Property Type:** Apartment

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