

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	133/68 Mt Alexander Road, Travancore, VIC 3032

Indicative selling price

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

Price Range	\$590,000	&	\$614,990
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Median sale price

Median price	\$369,500	Property Type	Apartment	Suburb	Travancore (3032)
Period - From	11/12/2023	to	11/12/2024	Source	realestate.com.au

Comparable property sales

A These are two 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
26/68 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$650,000	07/05/2024
334/68 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$670,000	19/02/2024

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:	24/02/2025
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