

## 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

304/66 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$331,500

Property type

Unit

Suburb

Travancore

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

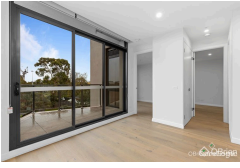
Date of sale

309/88 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$545,000	28-Nov-23
710/67 GALADA AVENUE PARKVILLE VIC 3052	\$506,000	05-Oct-23
2201/1 ASCOT VALE ROAD FLEMINGTON VIC 3031	\$520,000	26-Feb-24

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 6 months.

This Statement of Information was prepared on: 22 March 2024



**309/88 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 2 1

Sold Price **\$545,000** Sold Date **28-Nov-23**

Distance **0.11km**

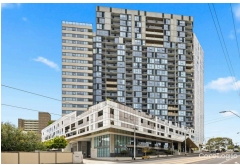


**710/67 GALADA AVENUE  
PARKVILLE VIC 3052**

2 2 1

Sold Price **\$506,000** Sold Date **05-Oct-23**

Distance **0.54km**



**2201/1 ASCOT VALE ROAD  
FLEMINGTON VIC 3031**

2 2 1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **26-Feb-24**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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