

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

2408/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,000

Property type

Unit

Suburb

Travancore

Period-from

01 Jan 2022

to

31 Dec 2022

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

866/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$325,000	05-Nov-22
919/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$302,000	16-Sep-22
1220/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$315,000	06-Jul-22

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: 27 January 2023

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**866/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032** 2  1  1

Sold Price

\$325,000Sold Date **05-Nov-22**

Distance

0km**919/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032** 2  1  1

Sold Price

\$302,000Sold Date **16-Sep-22**

Distance

0km**1220/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032** 2  1  1

Sold Price

\$315,000Sold Date **06-Jul-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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