

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

11/190 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$338,500

Property type

Unit

Suburb

Travancore

Period-from

01 Dec 2021

to

30 Nov 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

318/66 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$385,000	27-Oct-22
1103/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$363,000	09-Nov-22
3/60 FARNHAM STREET FLEMINGTON VIC 3031	\$365,000	16-Aug-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: 02 December 2022

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**318/66 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

1 1 1

Sold Price

^{RS}

\$385,000

Sold Date

27-Oct-22

Distance

0.53km



**1103/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

2 1 1

Sold Price

^{RS}

\$363,000

Sold Date

09-Nov-22

Distance

0.53km



**3/60 FARNHAM STREET
FLEMINGTON VIC 3031**

1 1 1

Sold Price

\$365,000

Sold Date

16-Aug-22

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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