

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

813/38 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$349,000

Property Type

Unit

Suburb

Travancore

Period - From

01/07/2018

to

30/06/2019

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	357/38 Mt Alexander Rd TRAVANCORE 3032	\$339,000	30/04/2019
2	2407/18 Mt Alexander Rd TRAVANCORE 3032	\$315,000	13/08/2019
3	141/38 Mt Alexander Rd TRAVANCORE 3032	\$290,000	26/08/2019

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:

16/10/2019 11:47

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Indicative Selling Price
\$330,000

Median Unit Price
Year ending June 2019: \$349,000



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Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



357/38 Mt Alexander Rd TRAVANCORE 3032
(REI/VG)

Agent Comments

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Price: \$339,000
Method: Private Sale
Date: 30/04/2019
Rooms: 6
Property Type: Apartment



2407/18 Mt Alexander Rd TRAVANCORE 3032
(REI/VG)

Agent Comments

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Price: \$315,000
Method: Private Sale
Date: 13/08/2019
Rooms: 4
Property Type: Apartment



141/38 Mt Alexander Rd TRAVANCORE 3032
(REI/VG)

Agent Comments

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Price: \$290,000
Method: Private Sale
Date: 26/08/2019
Rooms: 4
Property Type: Apartment