

# 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 455/38 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)

Price Range

\$340,000

&

\$359,990

### Median sale price

Median price

\$369,500

Property Type

Apartment

Suburb

Travancore (3032)

Period - From

20/12/2023

to

20/12/2024

Source

realestate.com.au

### Comparable property sales

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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

576/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$345,000	20/10/2024
708/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$355,000	20/08/2024
734/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$352,500	23/07/2024

This Statement of Information was prepared on: 13/01/2025