

# 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 547/38 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)

Single Price \$323,000

### Median sale price

Median price \$390,000 Property Type Semi-detached Suburb Travancore (3032)

Period - From 17/05/2020 to 18/05/2021 Source realestate.com

### Comparable property sales

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 |
|-------------------------------------|-----------|--------------|
| 10/24 Ormond Rd ASCOT VALE 3032 VIC | \$340,000 | 07/05/2021   |
| 1/37 Bignell St FLEMINGTON 3031 VIC | \$320,000 | 28/04/2021   |
| 2/72 Dover St FLEMINGTON 3031 VIC   | \$322,500 | 05/03/2021   |

This Statement of Information was prepared on: 03/11/2021