

## 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

726/38 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Unit

Suburb

Travancore

Period-from

01 Apr 2019

to

31 Mar 2020

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

256/38 Mt Alexander Road Travancore VIC 3032	\$330,000	04-Dec-19
546/38 Mt Alexander Road Travancore VIC 3032	\$320,000	07-Nov-19
569/38 Mt Alexander Road Travancore VIC 3032	\$350,000	03-Mar-20

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: 20 April 2020



**256/38 Mt Alexander Road  
Travancore VIC 3032**

 2  1  1

Sold Price **\$330,000** Sold Date **04-Dec-19**

Distance **0.05km**



**546/38 Mt Alexander Road  
Travancore VIC 3032**

 2  1  1

Sold Price **\$320,000** Sold Date **07-Nov-19**

Distance **0.05km**



**569/38 Mt Alexander Road  
Travancore VIC 3032**

 2  1  1

Sold Price **\$350,000** Sold Date **03-Mar-20**

Distance **0.05km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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