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 (*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	Prop	erty type		Unit	Suburb	Travancore		
Period-from	01 Apr 2019	to	31 Mar 2	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

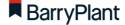
OR

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.

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256/38 Mt Alexander Road Travancore VIC 3032 ☐ 2	Sold Price	\$330,000	Sold Date Distance	04-Dec-19 0.05km
546/38 Mt Alexander Road Travancore VIC 3032 ☐ 2 № 1 ⇔ 1	Sold Price	\$320,000	Sold Date Distance	07-Nov-19 0.05km
569/38 Mt Alexander Road Travancore VIC 3032 ■ 2 ► 1 ⇔ 1	Sold Price	\$350,000	Sold Date Distance	03-Mar-20 0.05km

RS = Recent sale UN = Undisclosed Sale

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