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 607/38 Mt Alexander Road, Travancore, VIC 3032								
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
\$340,000		&	& \$359					
Median sale price								
\$38,0	38,000		Property Type Apar		tment	Suburb	Travancore (3032)	
24/01	1/2024	to	24/01/2025	Source	realestate.com.au			
Comparable property sales								
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.								
	ing prof this \$340, 24/01 The es	ing price of this price see \$340,000 rice \$38,000 24/01/2024 roperty sales The estate age	ing price of this price see consunts \$340,000 rice \$38,000 24/01/2024 to roperty sales The estate agent or age	ing price of this price see consumer.vic.gov.au/u \$340,000 & rice \$38,000 Property Type 24/01/2024 to 24/01/2025 roperty sales The estate agent or agent's representations.	ing price of this price see consumer.vic.gov.au/underque \$340,000 & \$359 rice \$38,000 Property Type Apart 24/01/2024 to 24/01/2025 Source roperty sales The estate agent or agent's representative reas	ing price of this price see consumer.vic.gov.au/underquoting \$340,000 Property Type Apartment 24/01/2024 to 24/01/2025 Source realestate.com property sales The estate agent or agent's representative reasonably believed.	ing price of this price see consumer.vic.gov.au/underquoting \$340,000 & \$359,990 rice \$38,000 Property Type Apartment Suburb 24/01/2024 to 24/01/2025 Source realestate.com.au property sales The estate agent or agent's representative reasonably believes that few	

This Statement of Information was prepared on: 24/01/2025