## 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	827/38 Mt Alexander Road, Travancore Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$345,000	&	\$365,000
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### Median sale price

Median price	\$380,000	Pro	perty Type Un	t		Suburb	Travancore
Period - From	03/12/2023	to	02/12/2024	Sc	ource	Property	/ Data

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	576/38 Mt Alexander Rd TRAVANCORE 3032	\$345,000	31/10/2024
2	708/38 Mt Alexander Rd TRAVANCORE 3032	\$355,000	20/08/2024
3	734/38 Mt Alexander Rd TRAVANCORE 3032	\$352,500	23/07/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/12/2024 15:00









**Indicative Selling Price** \$345,000 - \$365,000 **Median Unit Price** 03/12/2023 - 02/12/2024: \$380,000

# Comparable Properties



576/38 Mt Alexander Rd TRAVANCORE 3032 (REI)

2

**Agent Comments** 

Price: \$345,000 Method: Private Sale Date: 31/10/2024

Property Type: Apartment



708/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

2





Agent Comments

**Agent Comments** 

Price: \$355,000 Method: Private Sale Date: 20/08/2024

Property Type: Apartment



734/38 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

Price: \$352,500 Method: Private Sale Date: 23/07/2024 Property Type: Unit

Account - Little Real Estate | P: 07 3037 0255





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