

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 827/38 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between \$345,000 & \$365,000

Median sale price

Median price \$380,000 Property Type Unit Suburb Travancore

Period - From 03/12/2023 to 02/12/2024 Source 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	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 comparable properties 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



Property Type:
Agent Comments

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)

Agent Comments



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



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

Agent Comments



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



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

Agent Comments



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

Account - Little Real Estate | P: 07 3037 0255