

2113/18 Mt Alexander Road, Travancore Vic 3032



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$465,000

Median House Price

Year ending December 2022:

\$340,000

Comparable Properties



214/62 Mt Alexander Road, Travancore 3032(VG)

2 Bed 2 Bath 1 Car

Price: \$479,000

Method: Private Sale

Date: 05/10/2022

Property Type: Apartment

Agent Comments: Located in next door building, modern apartment, does have two bathrooms. Inferior views.



92/108 Union Street, Brunswick 3056 (VG)

2 Bed 1 Bath 1 Car

Price: \$471,000

Method: Private Sale

Date: 12/12/2022

Property Type: : Apartment

Agent Comments: Modern two bedroom apartment with some updates.



221/200 Smithfield Road, Flemington 3031 (VG)

2 Bed 1 Bath 2 Car

Price: \$447,000

Method: Private Sale

Date: 24/11/2022

Property Type: : Apartment

Agent Comments: Modern two bedroom apartment, inferior location.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2113/18 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Single price

\$465,000

Median sale price

Median price

\$340,000

Unit

x

Suburb

Travancore

Period - From

01/01/2021

to

31/12/2022

Source

REIV

Comparable property sales

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 |
|---|-----------|--------------|
| 214/62 Mt Alexander Road, TRAVANCORE 3032 | \$479,000 | 05/10/2022 |
| 92/108 Union Street, BRUNSWICK 3056 | \$471,000 | 12/12/2022 |
| 221/200 Smithfield Road, FLEMINGTON 3031 | \$447,000 | 24/11/2022 |

This Statement of Information was prepared on:

27/01/2023 10:54