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.



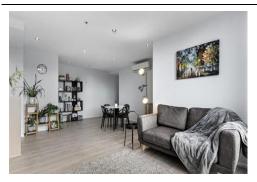
92/108 Union Street, Brunswick 3056 (VG)

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

Pro	pertv	offered	for	sal	e
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Address	
Including suburb or	2113/18 Mt Alex
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	х	Subur	Trava	ncore	
Period - From	01/01/2021	to	31/12/20	022		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: 27/0	7/01/2023 1	0:54
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