

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

244/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$339,000

Property type

Unit

Suburb

Travancore

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

866/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$325,000	05-Nov-22
1204/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$340,000	15-Jan-23
447/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$331,000	28-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 23 March 2023

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**866/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032** 2  1  1

Sold Price

\$325,000Sold Date **05-Nov-22**

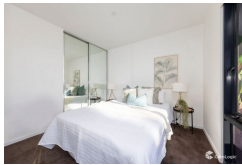
Distance

0km**1204/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032** 2  1  1

Sold Price

\$340,000Sold Date **15-Jan-23**

Distance

0km**447/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032** 2  1  1

Sold Price

\$331,000Sold Date **28-Nov-22**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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