

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

913/18 Mount Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price

\$339,000

Property Type

Unit

Suburb

Travancore

Period - From

01/01/2023

to

31/03/2023

Source

REIV

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	2413/18 Mount Alexander Rd TRAVANCORE 3032	\$460,000	25/02/2023
2	2113/18 Mount Alexander Rd TRAVANCORE 3032	\$455,000	18/02/2023
3	508/61 Galada Av PARKVILLE 3052	\$485,000	15/06/2023

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:

14/07/2023 10:40



 2
  1
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

March quarter 2023: \$339,000

Comparable Properties

2413/18 Mount Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments

 2
  1
  1

Price: \$460,000

Method:

Date: 25/02/2023

Property Type: Apartment

2113/18 Mount Alexander Rd TRAVANCORE 3032 (REI)

Agent Comments

 2
  1
  1

Price: \$455,000

Method:

Date: 18/02/2023

Property Type: Apartment



508/61 Galada Av PARKVILLE 3052 (REI)

Agent Comments

 2
  2
  1

Price: \$485,000

Method: Private Sale

Date: 15/06/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888