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	cons	sumer.vic.go	v.au/	underquot	ing		
Range between \$450,000			&		\$490,000			
Median sale pi	rice							
Median price	\$339,000	Pro	operty Type	Unit			Suburb	Travancore
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress 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

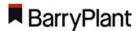
OR

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







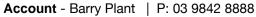


Property Type: Apartment Agent Comments

Indicative Selling Price \$450,000 - \$490,000 Median Unit Price March quarter 2023: \$339,000

Comparable Properties

3032 (REI)	Agent Comments			
Price: \$460,000				
Method: Date: 25/02/2023				
Property Type: Apartment				
2113/18 Mount Alexander Rd TRAVANCORE 3032 (REI)	Agent Comments			
1 1 1 1 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				
rioperty type. Apartment				





propertydata

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