249/38-70 Mt Alexander Road, Travancore Vic 3032



2 Bed 1 Bath 1 Car Property Type: Apartment Indicative Selling Price \$315,000 Median House Price Year ending December 2021: \$447,500

Comparable Properties



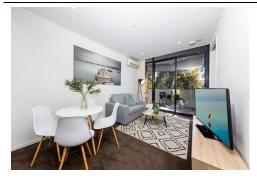
624/38 Mt Alexander Road, Travancore 3032 (VG)

2 Bed 1 Bath 1 Car Price: \$342,000 Method: Sale Date: 22/12/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Two bedroom located in the same

building, superior orientation/outlook.



344/38 Mt Alexander Road, Travancore 3032 (REI)

2 Bed 1 Bath 1 Car Price: \$320,000 Method: Private Sale Date: 10/12/2021

Property Type: Apartment

Agent Comments: Two bedroom apartment in the same

building. Superior outlook.



1906/18 Mt Alexander Road, Travancore 3032 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$300,000 Method: Auction Sale Date: 04/12/2021

Property Type: Apartment

Agent Comments: Two bedroom apartment in the building next door. Inferior due to no outdoor area.

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	Prope	rtv	offere	ed for	'sal	le
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Address Including suburb or locality and postcode	249/38-70 Mt Alexander Road, Travancore Vic 3032
locality and postcode	

Indicative selling price

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

Single price \$315,000

Median sale price

bare price						-
Median price	\$447,500		Unit x	Suburb Trava	ncore	
Period - From	01/01/2021	to	31/12/2021	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
624/38 Mt Alexander Road, TRAVANCORE 3032	\$342,000	22/12/2021
344/38 Mt Alexander Road, TRAVANCORE 3032	\$320,000	10/12/2021
1906/18 Mt Alexander Road, TRAVANCORE 3032	\$300,000	04/12/2021

This Statement of Information was prepared on: 23/02/2022 08:39

