

## 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

Address  
Including suburb or  
locality and postcode

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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$315,000

#### Median sale price

Median price

\$447,500

Unit

x

Suburb

Travancore

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