

## 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

827/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$377,000

Property type

Unit

Suburb

Travancore

Period-from

01 Mar 2024

to

28 Feb 2025

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

852/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$425,000	25-Jan-25
148/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$355,000	06-Dec-24
306/62 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$450,000	16-Feb-25

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: 13 March 2025



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**852/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$425,000** Sold Date **25-Jan-25**

Distance **0km**



**148/38 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$355,000** Sold Date **06-Dec-24**

Distance **0km**



**306/62 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **16-Feb-25**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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