

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

1210/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Indicative selling price

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

Single Price

or range
between

\$377,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$346,750

Property type

Unit

Suburb

Travancore

Period-from

01 Jul 2023

to

30 Jun 2024

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

1102/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$385,000	26-Jun-24
1321/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$410,000	05-Feb-24
1315/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$393,000	21-May-24

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: 11 July 2024

**1102/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

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Sold Price ^{RS} **\$385,000** Sold Date **26-Jun-24**Distance **0km****1321/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

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Sold Price **\$410,000** Sold Date **05-Feb-24**Distance **0km****1315/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

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Sold Price ^{RS} **\$393,000** Sold Date **21-May-24**Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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