

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

133/68 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between

\$610,000

 &

\$671,000

Median sale price

Median price

\$383,000

 Property Type

Unit

 Suburb

Travancore

Period - From

04/07/2023

 to

03/07/2024

 Source

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.

	Address of comparable property	Price	Date of sale
1	334/68 Mt Alexander Rd TRAVANCORE 3032	\$670,000	19/02/2024
2	26/68 Mt Alexander Rd TRAVANCORE 3032	\$650,000	07/05/2024
3	13/302 Abbotsford St NORTH MELBOURNE 3051	\$625,000	22/06/2024

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:

04/07/2024 12:07



 2  2  1

Property Type: Unit
Land Size: 94 sqm approx
Agent Comments
Contemporary apartment with parkland views offering 2 bedrooms 2 bathrooms 1 car space

Indicative Selling Price
\$610,000 - \$671,000
Median Unit Price
04/07/2023 - 03/07/2024: \$383,000

Comparable Properties



334/68 Mt Alexander Rd TRAVANCORE 3032 (REI)

 2  2  1

Price: \$670,000
Method: Private Sale
Date: 19/02/2024
Property Type: Apartment

Agent Comments

Contemporary apartment with parkland views offering 2 bedrooms 2 bathrooms 1 car space superior in level position



26/68 Mt Alexander Rd TRAVANCORE 3032 (REI)

 2  2  1

Price: \$650,000
Method: Private Sale
Date: 07/05/2024
Property Type: Apartment

Agent Comments

Contemporary apartment with parkland views offering 2 bedrooms 2 bathrooms 1 car space inferior in level position



13/302 Abbotsford St NORTH MELBOURNE 3051 (REI)

 2  2  1

Price: \$625,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit
Land Size: 2283 sqm approx

Agent Comments

Inferior aged apartment with park views offering 2 bedrooms 2 bathrooms 1 car space