

## 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

2017/18 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$295,000

&

\$315,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$339,500

Property type

Unit

Suburb

Travancore

Period-from

01 Aug 2022

to

31 Jul 2023

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

907/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$290,000	07-Apr-23
854/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$315,000	16-Mar-23
1720/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$300,000	26-May-23

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 August 2023

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**907/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$290,000** Sold Date **07-Apr-23**

Distance **0km**



**854/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price **\$315,000** Sold Date **16-Mar-23**

Distance **0km**



**1720/18 MT ALEXANDER ROAD  
TRAVANCORE VIC 3032**

2 1 1

Sold Price <sup>RS</sup> **\$300,000** Sold Date **26-May-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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