

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 26/68 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 & \$670,000

Median sale price

Median price \$332,500 Property Type Unit Suburb Travancore

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

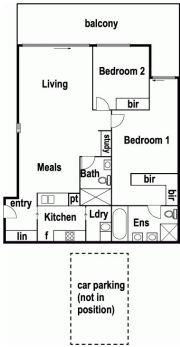
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	334/68 Mt Alexander Rd TRAVANCORE 3032	\$670,000	19/02/2024
2	4/46 Manningham St PARKVILLE 3052	\$650,000	29/02/2024
3	26/18 Mawbey St KENSINGTON 3031	\$610,000	06/02/2024

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: 20/03/2024 13:25



Rooms: 3

Property Type: Apartment

Land Size: 92 sqm sqm approx

Agent Comments

Large Ground Floor Apartment with Park views on the city fridge with secure parking

Indicative Selling Price

\$610,000 - \$670,000

Median Unit Price

Year ending December 2023: \$332,500

Comparable Properties



334/68 Mt Alexander Rd TRAVANCORE 3032 (REI)



Price: \$670,000

Method: Private Sale

Date: 19/02/2024

Property Type: Apartment

Agent Comments

Same complex and similar accommodation (no storage cage) but ground floor with park views.



4/46 Manningham St PARKVILLE 3052 (REI)



Price: \$650,000

Method: Private Sale

Date: 29/02/2024

Property Type: Apartment

Agent Comments

Older style apartment/lower density in the same area, only one car park and no outdoor space.



26/18 Mawbey St KENSINGTON 3031 (REI/VG)



Price: \$610,000

Method: Sold Before Auction

Date: 06/02/2024

Property Type: Unit

Agent Comments

Both large 2 bedroom apartments but older build, one less bathroom and inferior Vista