

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

626/38 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Travancore

Period-from

01 Jun 2023

to

31 May 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

2510/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$360,000	22-Feb-24
1618/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$340,000	09-Apr-24
833/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	\$355,000	19-Feb-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: 13 June 2024

**2510/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

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Sold Price **\$360,000** Sold Date **22-Feb-24**Distance **0km****1618/18 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

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Sold Price **\$340,000** Sold Date **09-Apr-24**Distance **0km****833/38 MT ALEXANDER ROAD
TRAVANCORE VIC 3032**

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Sold Price **\$355,000** Sold Date **19-Feb-24**Distance **0km****RS** = Recent sale **UN** = Undisclosed Sale

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