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	1402/18 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	$382,000	&	$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$358,500	Property type	Unit	Suburb	Travancore
Period-from	01 Sep 2020	to	31 Aug 2021	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
2202/18 Mt Alexander Road Travancore VIC 3032	$378,000	15-Feb-21
861/18 Mt Alexander Road Travancore VIC 3032	$400,000	17-Sep-20

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: 01 September 2021

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2202/18 Mt Alexander Road
Travancore VIC 3032

2 1 1

Sold Price **$378,000** Sold Date **15-Feb-21**

Distance **-**



861/18 Mt Alexander Road
Travancore VIC 3032

2 1 1

Sold Price **$400,000** Sold Date **17-Sep-20**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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