

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 1413/18 Mount Alexander Road, Travancore, VIC 3032

Indicative selling price

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

Single Price \$485,000

Median sale price

Median price \$340,000 Property Type Apartment Suburb Travancore (3032)

Period - From 14/02/2019 to 13/02/2020 Source Propertydata.com.au

Comparable property sales

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
309/72 ALTONA STREET, KENSINGTON VIC 3031	\$530,000	02/12/2019
11/37 HAINES STREET, NORTH MELBOURNE VIC 3051	\$529,000	09/10/2019
1913/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$515,000	07/02/2019

This Statement of Information was prepared on: 25/11/2020