

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 2007/18 Mount Alexander Road, Travancore, VIC 3032

Indicative selling price

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

Single Price \$315,000

Median sale price

Median price \$346,000 Property Type House Suburb Travancore (3032)

Period - From 10/06/2019 to 09/06/2020 Source PDOL

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
1805/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$310,000	03/12/2020
1207/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$310,000	02/10/2020
1607/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$293,000	28/04/2020

This Statement of Information was prepared on: 13/11/2020