

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 547/38 Mt Alexander Road, Travancore, VIC 3032

Indicative selling price

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

Single Price \$320,000

Median sale price

Median price \$390,000 Property Type Semi-detached Suburb Travancore (3032)

Period - From 17/05/2020 to 18/05/2021 Source realestate.com

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
10/24 Ormond Rd ASCOT VALE 3032 VIC	\$340,000	07/05/2021
1/37 Bignell St FLEMINGTON 3031 VIC	\$320,000	28/04/2021
2/72 Dover St FLEMINGTON 3031 VIC	\$322,500	05/03/2021

This Statement of Information was prepared on: 09/08/2021