

# 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 342/38 Mount Alexander Road, Travancore, VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$310,000

&

\$330,000

### Median sale price

Median price

\$351,000

Property Type

Apartment

Suburb

Travancore (3032)

Period - From

25/05/2020

to

24/05/2021

Source

PDOL

### Comparable property sales

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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
566/38 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$340,000	03/12/2020
1012/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$330,000	18/01/2021
851/18 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$330,000	03/02/2021

This Statement of Information was prepared on: 12/07/2021