



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

618/38 Mount Alexander Road, Travancore, VIC 3032

INDICATIVE SELLING PRICE

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

Range Between \$390,000 & \$420,000

MEDIAN SALE PRICE

Median price \$355,000 | House | Travancore (3032)

Period - From 20 September 2018 to 19 September 2019 | Source - realestate.com

COMPARABLE PROPERTY SALES

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
134/68 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$395,000	03/09/2018
704/179 BOUNDARY ROAD, NORTH MELBOURNE VIC 3051	\$438,000	16/08/2018
218/66 MT ALEXANDER ROAD, TRAVANCORE VIC 3032	\$420,000	14/07/2018