

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 | 308/62 Mt Alexander Rd, Travancore, VIC 3032 |

Indicative selling price

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

|              |           |
|--------------|-----------|
| Single Price | \$349,990 |
|--------------|-----------|

Median sale price

|               |            |               |            |        |                   |
|---------------|------------|---------------|------------|--------|-------------------|
| Median price  | \$355,000  | Property Type | Apartment  | Suburb | Travancore (3032) |
| Period - From | 21/07/2024 | to            | 21/07/2025 | Source | realestate.com.au |

Comparable property sales

|   |                                                                                                                                                                                             |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| B | The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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| This Statement of Information was prepared on: | 21/07/2025 |
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