

## 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

517A/66 Mt 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) (\*Delete single price or range as applicable)

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Travancore

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 319/66 Mt Alexander Road Travancore VIC 3032 | \$340,000 | 22-Feb-19 |
| 2/190 Mt Alexander Road Travancore VIC 3032  | \$340,000 | 05-Jun-19 |
| 102/84-102 Altona Street Kensington VIC 3031 | \$380,000 | 14-Feb-19 |

OR

**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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



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**319/66 Mt Alexander Road  
Travancore VIC 3032**

1 1 1

Sold Price **\$340,000** Sold Date **22-Feb-19**

Distance -



**2/190 Mt Alexander Road  
Travancore VIC 3032**

1 1 1

Sold Price Sold Date **05-Jun-19**

Distance **0.53km**



**102/84-102 Altona Street  
Kensington VIC 3031**

1 1 1

Sold Price **\$380,000** Sold Date **14-Feb-19**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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