

## 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 256/38 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)

Range between \$320,000 & \$350,000

#### Median sale price

Median price \$349,000 House Unit X Suburb Travancore

Period - From 01/07/2018 to 30/06/2019 Source REIV

#### 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 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
1		
2		
3		

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 six months.



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$320,000 - \$350,000  
**Median Unit Price**  
Year ending June 2019: \$349,000

## Comparable Properties



**357/38 Mt Alexander Rd TRAVANCORE 3032** Agent Comments  
(REI/VG)



**Price:** \$339,000  
**Method:** Private Sale  
**Date:** 30/04/2019  
**Rooms:** 6  
**Property Type:** Apartment

**Racecourse Rd NORTH MELBOURNE 3051** Agent Comments  
(VG)



**Price:** \$325,000  
**Method:** Sale  
**Date:** 26/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

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.