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

452/38 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$349,950

Median sale price

Median price	\$339,000	Pro	operty Type Unit	t	Suburb	Travancore
Period - From	12/03/2019	to	11/03/2020	Source	e 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.

Add	dress of comparable property	Price	Date of sale
1	569/38 Mt Alexander Rd TRAVANCORE 3032	\$350,000	03/03/2020
2	626/38 Mt Alexander Rd TRAVANCORE 3032	\$345,000	16/12/2019
3	603/38-70 Mt Alexander Rd TRAVANCORE 3032	\$330,000	27/02/2020

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.

This Statement of Information was prepared on:

12/03/2020 12:30



TG NEWTON & CO





Property Type: Apartment Agent Comments Indicative Selling Price \$349,950 Median Unit Price 12/03/2019 - 11/03/2020: \$339,000

Comparable Properties

569/38 Mt Alexander Rd TRAVANCORE 3032 (REI) 2 1 1 1 Price: \$350,000 Method: Private Sale Date: 03/03/2020 Property Type: Apartment	Agent Comments
626/38 Mt Alexander Rd TRAVANCORE 3032 (REI) 2 1 1 1 Price: \$345,000 Method: Private Sale Date: 16/12/2019 Rooms: 4 Property Type: Apartment	Agent Comments
603/38-70 Mt Alexander Rd TRAVANCORE 3032 (REI) 2 1 1 1 Price: \$330,000 Method: Private Sale Date: 27/02/2020 Rooms: 3 Property Type: Apartment	Agent Comments

Account - T G Newton & Co | P: 03 9568 8000 | F: 03 9569 9754



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.