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	221/66 Mt Alexander Road, Travancore Vic 3032

Indicative selling price

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

Range between $490,000 & $520,000

Median sale price

Median price $332,500 Property Type Unit Suburb Travancore

Period - From 01/01/2023 to 31/12/2023 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	2201/1 Ascot Vale Rd FLEMINGTON 3031	$520,000	26/02/2024
2	202/67 Galada Av PARKVILLE 3052	$492,500	14/02/2024
3	215/66 Mt Alexander Rd TRAVANCORE 3032	$465,000	30/01/2024

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: 18/03/2024 14:58

221/66 Mt Alexander Road, Travancore Vic 3032

Jerome Feery
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2 2 1

Property Type: Apartment (Res)

Agent Comments

Ground floor apartment with study space and new flooring.

Indicative Selling Price
$490,000 - $520,000
Median Unit Price
Year ending December 2023: $332,500

Comparable Properties



2201/1 Ascot Vale Rd FLEMINGTON 3031 (REI)

2 2 1

Price: $520,000
Method: Private Sale
Date: 26/02/2024
Property Type: Apartment

Agent Comments

Comparable accommodation. More recently built building.



202/67 Galada Av PARKVILLE 3052 (REI)

2 1 1

Price: $492,500
Method: Private Sale
Date: 14/02/2024
Property Type: Apartment

Agent Comments

Offered one less bathroom.



215/66 Mt Alexander Rd TRAVANCORE 3032 (REI/VG)

2 2 1

Price: $465,000
Method: Private Sale
Date: 30/01/2024
Property Type: Apartment

Agent Comments

Positioned in same complex however not on ground level and not as updated throughout.

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