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	2109/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$358,000	&	$388,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$377,000	Property type	Unit	Suburb	Travancore
Period-from	01 Feb 2024	to	31 Jan 2025	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
2211/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$380,000	11-Nov-24
629/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$360,000	28-Nov-24
360/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032	$370,000	21-Dec-24

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: 14 February 2025

hockingstuart

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2211/18 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price **$380,000** Sold Date **11-Nov-24**

Distance **0km**

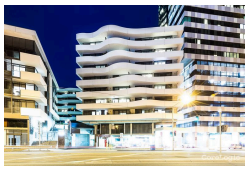


629/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price **$360,000** Sold Date **28-Nov-24**

Distance **0km**



360/38 MT ALEXANDER ROAD TRAVANCORE VIC 3032

2 1 1

Sold Price RS **$370,000** Sold Date **21-Dec-24**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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