

## 566/38 Mt Alexander Road, Travancore Vic 3032



**2 Bed 1 Bath 1 Car**  
**Property Type:**  
**Indicative Selling Price**  
 \$320,000 - \$350,000  
**Median House Price**  
 26/10/2019 – 25/10/2020:  
 \$344,000

### Comparable Properties



**861/18 Mt Alexander Road, Travancore 3032 (VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$400,000  
**Method:** Sale  
**Date:** 17/09/2020  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** Comparable 2 bedroom apartment located in the same complex. This property is in renovated condition however it is significantly smaller



**2506/18 Mt Alexander Road, Travancore 3032(VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$330,000  
**Method:** Sale  
**Date:** 24/05/2020  
**Property Type:** Flat/Unit/Apartment (Res)  
**Agent Comments:** 2 bedroom apartment located in the same complex offering comparable accommodation. This property significantly smaller and does not have a balcony



**148/38-70 Mt Alexander Road, Travancore 3032 (REI)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$318,000  
**Method:** Private Sale  
**Date:** 24/07/2020  
**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments:** 2 bedroom apartment located in the same complex offering comparable accommodation. This property has a significantly smaller floor plan

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

566/38 Mt Alexander Road, Travancore Vic 3032
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#### 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
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 & 

\$350,000
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#### Median sale price

Median price 

\$344,000
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 Unit 

x
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 Suburb 

Travancore
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Period - From 

26/10/2019
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 to 

25/10/2020
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 Source 

REIV
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#### Comparable property sales

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
861/18 Mt Alexander Road, TRAVANCORE 3032	\$400,000	17/09/2020
2506/18 Mt Alexander Road, TRAVANCORE 3032	\$330,000	24/05/2020
148/38-70 Mt Alexander Road, TRAVANCORE 3032	\$318,000	24/07/2020

This Statement of Information was prepared on:

26/10/2020 17:06
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