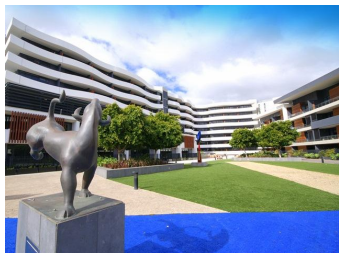


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



562/38 MT ALEXANDER ROAD,

2 2 1

Indicative Selling Price

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

Single Price: \$375,000

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



TRAVANCORE, VIC, 3032

Suburb Median Sale Price (Unit)

\$345,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



630/38 MT ALEXANDER RD, TRAVANCORE,

2 1 1

Sale Price

\$378,000

Sale Date: 15/11/2017

Distance from Property: 0m



406/62 MT ALEXANDER RD, TRAVANCORE,

2 1 1

Sale Price

\$390,000

Sale Date: 15/11/2017

Distance from Property: 0m



502/66 MT ALEXANDER RD, TRAVANCORE,

2 1 1

Sale Price

***\$400,000**

Sale Date: 13/02/2018

Distance from Property: 0m



This report has been compiled on 14/03/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

562/38 MT ALEXANDER ROAD, TRAVANCORE, VIC 3032

Indicative selling price

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

Single Price: \$375,000

Median sale price

Median price

\$345,000

House

Unit

X

Suburb

TRAVANCORE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
630/38 MT ALEXANDER RD, TRAVANCORE, VIC 3032	\$378,000	15/11/2017
406/62 MT ALEXANDER RD, TRAVANCORE, VIC 3032	\$390,000	15/11/2017
502/66 MT ALEXANDER RD, TRAVANCORE, VIC 3032	*\$400,000	13/02/2018