

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 88 MOUNT 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 BED, 1 BATH	\$*	Or range between	\$ 455,000	&	\$ 477,500
1 BED, 1 BATH	\$* 520,000	Or range between	\$	&	\$
2 BED, 1 BATH	\$*	Or range between	\$	&	\$
2 BED, 1 BATH	\$*	Or range between	\$ 560,000	&	\$ 605,000
2 BED, 1 BATH	\$* 620,000	Or range between	\$	&	\$
2 BED, 2 BATH	\$*	Or range between	\$ 565,000	&	\$ 620,000
2 BED, 2 BATH	\$*	Or range between	\$ 625,000	&	\$ 680,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$ 345,500 Suburb TRAVANCORE, VIC, 3032

Period - From 01/06/2019 To 01/06/2020 Source REALESTATE.COM.AU

Comparable property sales (*Delete A or B below as applicable)

~~A* — These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

5 th JUNE 2020
