**EDWARD THOMAS** 





Rooms: 4 Property Type: Apartment Land Size: 64 (internal) sqm Agent Comments Indicative Selling Price \$370,000 - \$390,000

Supremely spacious and serene one bedroom plus dressing room apartment. Contemporary and secure with quality kitchen/dining/living, terrace and views of landscaped communal garden. Heating/cooling, intercom, elevator access and secure parking.

## **Comparable Properties**



4/39-41 Flemington St TRAVANCORE 3032 (REI)



Price: \$410,000 Method: Auction Sale Date: 08/04/2017 Rooms: -Property Type: Apartment

15/17 Ascot Vale Rd FLEMINGTON 3031 (REI) Agent Comments

Agent Comments



Price: \$380,000 Method: Sold Before Auction Date: 25/02/2017 Rooms: -Property Type: Apartment



7/190 Mount Alexander Rd TRAVANCORE Agent Comments 3032 (REI)



Price: \$345,000 Method: Private Sale Date: 23/01/2017 Rooms: 4 Property Type: Apartment

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### 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	208/62 Mt Alexander Road, Travancore Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

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

Range betweer	\$370,000		&	\$390,000				
Median sale price								
Median price		House	х	Subur	b Travancore			
Period - From		to		Source RE	IV			

#### **Comparable property sales**

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
4/39-41 Flemington St TRAVANCORE 3032	\$410,000	08/04/2017
15/17 Ascot Vale Rd FLEMINGTON 3031	\$380,000	25/02/2017
7/190 Mount Alexander Rd TRAVANCORE 3032	\$345,000	23/01/2017

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