

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

704/2 Glenti Place, Docklands Vic 3008

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Docklands

Period - From 19/06/2022 to 18/06/2023 Source REIV

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 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
1	607/3 Aquitania Way DOCKLANDS 3008	\$805,000	09/03/2023
2	41/801 Bourke St DOCKLANDS 3008	\$780,000	05/04/2023
3	1411/15 Doepel Way DOCKLANDS 3008	\$780,000	16/02/2023

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 six months.~~

This Statement of Information was prepared on:

19/06/2023 13:54



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

19/06/2022 - 18/06/2023: \$630,000

Comparable Properties



607/3 Aquitania Way DOCKLANDS 3008 (REI/VG)

Agent Comments

2 2 1

Price: \$805,000

Method: Private Sale

Date: 09/03/2023

Rooms: 4

Property Type: Apartment



41/801 Bourke St DOCKLANDS 3008 (REI/VG)

Agent Comments

2 2 1

Price: \$780,000

Method: Private Sale

Date: 05/04/2023

Property Type: Apartment



1411/15 Doepel Way DOCKLANDS 3008 (REI/VG)

Agent Comments

2 2 1

Price: \$780,000

Method: Private Sale

Date: 16/02/2023

Property Type: Apartment

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802