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 betweer	\$750,000		&		\$825,000				
Median sale p	rice								
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Docklands	
Period - From	19/06/2022	to	18/06/2023		So	urce	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.

Ad	dress 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



Mc**Grath**

Leon Li 0450470207 leonli@mcgrath.com.au





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)



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



Price: \$780,000 Method: Private Sale Date: 05/04/2023 Property Type: Apartment



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



Price: \$780,000 Method: Private Sale Date: 16/02/2023 Property Type: Apartment Agent Comments

Agent Comments

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