### 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



# **M**c**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

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





The State of Victoria owns the copyright in the property sales data and reproduction of that 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 licensed material 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. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.