

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

1105/15 Doepel Way, Docklands Vic 3008

Indicative selling price

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

Range between

\$395,000

&

\$430,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Docklands

Period - From

01/01/2022

to

31/12/2022

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	1104/241 Harbour Esp DOCKLANDS 3008	\$430,000	15/02/2023
2	8 Pearl River Rd DOCKLANDS 3008	\$412,000	28/09/2022
3	110/21 St Mangos La DOCKLANDS 3008	\$405,000	20/10/2022

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:

13/03/2023 19:56

1105/15 Doepel Way, Docklands Vic 3008

McGrath

Loeky Kwe

03 9889 8800

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loekykwe@mcgrath.com.au

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending December 2022: \$585,000



1 1 1

Property Type: Apartment

Land Size: 57 sqm approx

Agent Comments

Comparable Properties



1104/241 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments

1 1 1

Price: \$430,000

Method: Private Sale

Date: 15/02/2023

Property Type: Apartment



8 Pearl River Rd DOCKLANDS 3008 (REI)

Agent Comments

1 1 1

Price: \$412,000

Method: Private Sale

Date: 28/09/2022

Property Type: Apartment



110/21 St Mangos La DOCKLANDS 3008 (REI)

Agent Comments

1 1 1

Price: \$405,000

Method: Private Sale

Date: 20/10/2022

Property Type: Apartment

Land Size: 61 sqm approx

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



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