# 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

2202/39 Caravel Lane, Docklands Vic 3008

### Indicative selling price

	/ 1 1'
For the meaning of this price see consumer.vic.go	N/ au/underauntina
	Jv.au/unaciquoting

Single price \$1,540,000

#### Median sale price

Median price	\$590,000	Pro	operty Type Unit		Su	ıburb	Docklands
Period - From	01/07/2022	to	30/09/2022	Sou	rce RE	EIV	

### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1405/25 Waterfront Way DOCKLANDS 3008	\$1,515,000	06/10/2022
2	702/50 Lorimer St DOCKLANDS 3008	\$1,500,000	28/07/2022
3			

OR

**B**<sup>\*</sup> 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:

10/01/2023 15:19



# petermarkovic





Property Type: Apartment Agent Comments Indicative Selling Price \$1,540,000 Median Unit Price September quarter 2022: \$590,000

# **Comparable Properties**





Price: \$1,500,000 Method: Private Sale

Method: Private Sale Date: 28/07/2022 Property Type: Apartment

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.

#### Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata



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