

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

161 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$2,710,000 Property Type House Suburb Albert Park

Period - From 01/07/2022 to 30/09/2022 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	7 Merton PI ALBERT PARK 3206	\$1,840,000	17/09/2022
2	71 Reed St ALBERT PARK 3206	\$1,700,000	17/09/2022
3	263 Danks St MIDDLE PARK 3206	\$1,700,000	17/09/2022

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:

18/10/2022 10:05



2 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,700,000

Median House Price
September quarter 2022: \$2,710,000

Comparable Properties



7 Merton PI ALBERT PARK 3206 (REI)

Agent Comments

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Price: \$1,840,000
Method: Auction Sale
Date: 17/09/2022
Rooms: 4
Property Type: House (Res)
Land Size: 160 sqm approx



71 Reed St ALBERT PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,700,000
Method: Private Sale
Date: 17/09/2022
Property Type: House



263 Danks St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,700,000
Method: Auction Sale
Date: 17/09/2022
Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999