

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 368a Danks Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$2,417,500 Property Type House Suburb Middle Park

Period - From 01/07/2018 to 30/06/2019 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	53 Barrett St ALBERT PARK 3206	\$1,650,000	06/04/2019
2	174 Richardson St ALBERT PARK 3206	\$1,470,000	01/06/2019
3	89 Little Page St ALBERT PARK 3206	\$1,425,000	27/07/2019

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: 03/10/2019 14:29



 2  1  1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
Year ending June 2019: \$2,417,500

Comparable Properties



53 Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,650,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 4
Property Type: House (Res)
Land Size: 170 sqm approx



174 Richardson St ALBERT PARK 3206 (REI/VG)

Agent Comments

 2  2  -

Price: \$1,470,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 145 sqm approx



89 Little Page St ALBERT PARK 3206 (VG)

Agent Comments

 2  -  -

Price: \$1,425,000
Method: Sale
Date: 27/07/2019
Property Type: House (Res)
Land Size: 115 sqm approx