

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

97 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$2,030,000

House

X

Unit

Suburb Albert Park

Period - From 01/04/2018

to 31/03/2019

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	120 Victoria Av ALBERT PARK 3206	\$1,625,000	08/02/2019
2	62 Hambleton St MIDDLE PARK 3206	\$1,595,000	23/02/2019
3	103 Ashworth St ALBERT PARK 3206	\$1,480,000	20/02/2019

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.



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Rooms:

Property Type: House (Res)

Land Size: 127 sqm approx

Agent Comments

Comparable Properties



120 Victoria Av ALBERT PARK 3206 (REI/VG)

Agent Comments

3 1 -

Price: \$1,625,000

Method: Private Sale

Date: 08/02/2019

Rooms: -

Property Type: House

Land Size: 177 sqm approx



62 Hambleton St MIDDLE PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$1,595,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)



103 Ashworth St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$1,480,000

Method: Private Sale

Date: 20/02/2019

Rooms: -

Property Type: House

Land Size: 131 sqm approx