

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 \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,750,000

Property Type House

Suburb Middle Park

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	46 Langridge St MIDDLE PARK 3206	\$2,175,000	10/12/2022
2	244 Richardson St MIDDLE PARK 3206	\$1,820,000	27/11/2022
3	161 Danks St ALBERT PARK 3206	\$1,800,000	12/11/2022

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:

23/02/2023 17:21



 3
  1
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending December 2022: \$2,750,000

Comparable Properties



46 Langridge St MIDDLE PARK 3206 (REI)

Agent Comments

 2
  2
  -

Price: \$2,175,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House (Res)

Land Size: 190 sqm approx



244 Richardson St MIDDLE PARK 3206 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,820,000

Method: Sold Before Auction

Date: 27/11/2022

Property Type: House (Res)

Land Size: 146 sqm approx



161 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,800,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)

Land Size: 146 sqm approx