Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 33 Danks Street, Albert Park Vic 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,600,000		&		\$2,800,000				
Median sale p									
Median price	\$2,302,500	Pro	operty Type	Hou	se		Suburb	Albert Park	
Period - From	01/04/2024	to	31/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8 Graham St ALBERT PARK 3206	\$3,000,000	30/11/2024
2			
3			

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:

16/04/2025 09:14







Property Type: House (Res) Agent Comments Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending March 2025: \$2,302,500

Agent Comments

Comparable Properties



8 Graham St ALBERT PARK 3206 (REI/VG)

Price: \$3,000,000 Method: Auction Sale Date: 30/11/2024 Property Type: House (Res)

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 - Marshall White | P: 03 9822 9999



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