

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

72 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 \$2,128,000

Property Type House

Suburb Albert Park

Period - From 01/04/2023

to 31/03/2024

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	108 Graham St ALBERT PARK 3206	\$1,560,000	24/02/2024
2	240 Danks St ALBERT PARK 3206	\$1,705,000	16/03/2024
3	247 Bridport St.W ALBERT PARK 3206	\$1,715,000	18/11/2023

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:

30/04/2024 13:50



Property Type: House (Res)

Land Size: 144 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

Year ending March 2024: \$2,128,000

Comparable Properties



108 Graham St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,560,000

Method: Private Sale

Date: 24/02/2024

Property Type: House



240 Danks St ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,705,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)



247 Bridport St.W ALBERT PARK 3206 (REI)

Agent Comments



Price: \$1,715,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 180 sqm approx

Account - Marshall White | P: 03 9822 9999