

# 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

160 Danks Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Albert Park

Period - From 01/04/2022 to 31/03/2023 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 | 78 Reed St ALBERT PARK 3206    | \$1,550,000 | 11/05/2023   |
| 2 | 79 Carter St MIDDLE PARK 3206  | \$1,390,000 | 03/03/2023   |
| 3 | 52 Barrett St ALBERT PARK 3206 | \$1,300,000 | 25/03/2023   |

**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:

30/05/2023 11:11

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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending March 2023: \$2,500,000



 2    1    0

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 158 sqm approx

Agent Comments

## Comparable Properties



**78 Reed St ALBERT PARK 3206 (REI)**

Agent Comments

 2    1    -

**Price:** \$1,550,000

**Method:** Private Sale

**Date:** 11/05/2023

**Property Type:** House



**79 Carter St MIDDLE PARK 3206 (REI)**

Agent Comments

 2    1    -

**Price:** \$1,390,000

**Method:** Sold Before Auction

**Date:** 03/03/2023

**Property Type:** House (Res)



**52 Barrett St ALBERT PARK 3206 (REI)**

Agent Comments

 2    1    -

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 25/03/2023

**Property Type:** House

Account - The Agency Port Phillip | P: 03 8578 0388