

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

62 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,262,500 Property Type House Suburb Albert Park

Period - From 01/10/2022 to 30/09/2023 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	97 Kerferd Rd ALBERT PARK 3206	\$2,995,000	16/12/2023
2	75 Richardson St ALBERT PARK 3206	\$2,895,000	16/12/2023
3	184 Danks St ALBERT PARK 3206	\$2,775,000	29/07/2023

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:

21/12/2023 11:22

Nick Johnstone

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Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending September 2023: \$2,262,500



 2  1  1

Rooms: 5

Property Type: House (Res)

Land Size: 166 sqm approx

Agent Comments

Comparable Properties



97 Kerferd Rd ALBERT PARK 3206 (REI)

Agent Comments

 3  2  1

Price: \$2,995,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)



75 Richardson St ALBERT PARK 3206 (REI)

Agent Comments

 2  1  1

Price: \$2,895,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 260 sqm approx



184 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

 3  2  -

Price: \$2,775,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 149 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400