

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 48 Dinsdale Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Albert Park

Period - From 01/07/2023 to 30/06/2024 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	67 Park Rd MIDDLE PARK 3206	\$2,710,000	27/05/2024
2	75 Armstrong St MIDDLE PARK 3206	\$2,577,000	07/03/2024
3	55 Merton St ALBERT PARK 3206	\$2,795,000	05/08/2023

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: 26/07/2024 14:56



Property Type: House (Previously Occupied - Detached)

Land Size: 238 sqm approx

[Agent Comments](#)

Comparable Properties



67 Park Rd MIDDLE PARK 3206 (REI)

[Agent Comments](#)



Price: \$2,710,000

Method: Private Sale

Date: 27/05/2024

Property Type: House (Res)

Land Size: 300 sqm approx



75 Armstrong St MIDDLE PARK 3206 (REI/VG)

[Agent Comments](#)



Price: \$2,577,000

Method: Auction Sale

Date: 07/03/2024

Property Type: House (Res)

Land Size: 247 sqm approx



55 Merton St ALBERT PARK 3206 (REI/VG)

[Agent Comments](#)



Price: \$2,795,000

Method: Private Sale

Date: 05/08/2023

Property Type: House

Land Size: 121 sqm approx