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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$2,600,000		&		\$2,800,000			
Median sale p	rice							
Median price	\$2,100,000	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	01/07/2023	to	30/06/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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



48 Dinsdale Street, Albert Park Vic 3206

RT Edgar





Property Type: House (Previously Occupied - Detached) Land Size: 238 sqm approx Agent Comments Gerald Betts 03 9608 8811 0418371855 gbetts@rtedgar.com.au

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending June 2024: \$2,100,000

Comparable Properties



67 Park Rd MIDDLE PARK 3206 (REI)



Price: \$2,710,000 Method: Private Sale Date: 27/05/2024 Property Type: House (Res) Land Size: 300 sqm approx Agent Comments



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)



206 (REI/VG) Agent Comments

Price: \$2,795,000 Method: Private Sale Date: 05/08/2023 Property Type: House Land Size: 121 sqm approx

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545



propertydata

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