

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

368 Danks Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,205,000

Property Type House

Suburb Middle 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	56 Hambleton St MIDDLE PARK 3206	\$1,800,000	28/10/2023
2	13 Page St ALBERT PARK 3206	\$1,640,000	23/09/2023
3	32 Foote St ALBERT PARK 3206	\$1,637,500	04/11/2023

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:

16/11/2023 11:00



2
 1
 1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

Year ending September 2023: \$2,205,000

Comparable Properties



56 Hambleton St MIDDLE PARK 3206 (REI)

Agent Comments

2
 1
 -

Price: \$1,800,000

Method: Private Sale

Date: 28/10/2023

Property Type: House



13 Page St ALBERT PARK 3206 (REI)

Agent Comments

3
 1
 -

Price: \$1,640,000

Method: Sold Before Auction

Date: 23/09/2023

Property Type: House (Res)



32 Foote St ALBERT PARK 3206 (REI)

Agent Comments

2
 1
 -

Price: \$1,637,500

Method: Private Sale

Date: 04/11/2023

Property Type: House

Account - Marshall White | P: 03 9822 9999