

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 378 Danks Street, Middle Park Vic 3206

Indicative selling price

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

Range between \$2,900,000 & \$3,100,000

Median sale price

Median price \$2,775,000 Property Type House Suburb Middle Park

Period - From 01/04/2022 to 30/06/2022 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	54 Ashworth St ALBERT PARK 3206	\$2,950,000	31/03/2022
2			
3			

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.

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Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

June quarter 2022: \$2,775,000



 4  2  2

Property Type: House

Land Size: 150 sqm approx

Agent Comments

Comparable Properties



54 Ashworth St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  2

Price: \$2,950,000

Method: Private Sale

Date: 31/03/2022

Property Type: House

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.

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