

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

70 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Albert Park

Period - From 01/01/2021 to 31/12/2021 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	110 Danks St ALBERT PARK 3206	\$2,260,000	05/11/2021
2	108 Danks St ALBERT PARK 3206	\$2,100,000	12/11/2021
3	101 Danks St ALBERT PARK 3206	\$1,990,000	20/10/2021

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:

14/04/2022 10:54

Brendan Coburn

03 8578 0388

0433 262 876

brendancoburn@theagency.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2021: \$2,450,000



4 2 0

Property Type: House

Land Size: 144 sqm approx

Agent Comments

Comparable Properties



110 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,260,000

Method: Auction Sale

Date: 05/11/2021

Property Type: House (Res)

Land Size: 144 sqm approx

108 Danks St ALBERT PARK 3206 (VG)

Agent Comments

2 - -

Price: \$2,100,000

Method: Sale

Date: 12/11/2021

Property Type: House - Attached House N.E.C.

Land Size: 142 sqm approx



101 Danks St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$1,990,000

Method: Private Sale

Date: 20/10/2021

Property Type: House

Land Size: 124 sqm approx

Account - The Agency Port Phillip | P: 03 8578 0388