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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$2,450,000	Pro	operty Type	Hous	se		Suburb	Albert Park
Period - From	01/01/2021	to	31/12/2021		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	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









Property Type: House Land Size: 144 sqm approx Agent Comments 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

Comparable Properties



110 Danks St ALBERT PARK 3206 (REI/VG)



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

Agent Comments

Agent Comments



Price: \$2,100,000 Method: Sale Date: 12/11/2021 Property Type: House - Attached House N.E.C.



101 Danks St ALBERT PARK 3206 (REI/VG)



Land Size: 142 sqm approx

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



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