

# 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

62 Danks Street, Albert Park Vic 3206

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,700,000

&

\$2,800,000

### Median sale price

Median price \$2,113,000

Property Type House

Suburb Albert Park

Period - From 01/01/2023

to 31/12/2023

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	181 Mills St MIDDLE PARK 3206	\$2,800,000	09/09/2023
2	101 Stokes St PORT MELBOURNE 3207	\$2,725,000	08/12/2023
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.~~

This Statement of Information was prepared on:

15/02/2024 16:11

62 Danks Street, Albert Park Vic 3206

**NICK JOHNSTONE**  
*your personal agent*

Nick Johnstone

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**Indicative Selling Price**

\$2,700,000 - \$2,800,000

**Median House Price**

Year ending December 2023: \$2,113,000



3 2 1

**Property Type:** House

Agent Comments

## Comparable Properties



**181 Mills St MIDDLE PARK 3206 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$2,800,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

**Land Size:** 180 sqm approx



**101 Stokes St PORT MELBOURNE 3207 (REI)**

Agent Comments

4 3 2

**Price:** \$2,725,000

**Method:** Private Sale

**Date:** 08/12/2023

**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.

**Account - Nick Johnstone** | P: 03 9553 8300 | F: 03 9553 8400



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