

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

221 Danks Street, Albert Park Vic 3206

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,526,000

Property Type House

Suburb Albert 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	125 Page St ALBERT PARK 3206	\$2,100,000	04/06/2022
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.~~

This Statement of Information was prepared on:

27/07/2022 12:19

221 Danks Street, Albert Park Vic 3206

WHITEFOX

Callum Richardson

9068 4850

0488 504 889

callum@whitefoxrealestate.com.au

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

June quarter 2022: \$2,526,000



 3  2 

Property Type: House (Previously Occupied - Detached)

Land Size: 158 sqm approx

Agent Comments

Comparable Properties



125 Page St ALBERT PARK 3206 (REI)

Agent Comments

 3  2  -

Price: \$2,100,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

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 - Whitefox Real Estate | P: 96459699



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