

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

S 157 Danks Street, Albert Park Vic 3206
 d
 e

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	\$2,120,000	Hou	ise X	Uni	ŧ	Suburb	Albert Park
Period - From	01/04/2017	to	30/06/2017		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.

Ade	dress of comparable property	Price	Date of sale
1	67 Mcgregor St MIDDLE PARK 3206	\$2,010,000	29/05/2017
2	91 Page St ALBERT PARK 3206	\$2,150,000	20/05/2017
3	295 Richardson St MIDDLE PARK 3206	\$2,350,000	24/06/2017

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.

Account - Cayzer | P: 03 9646 0812

propertydata

Generated: 07/08/2017 14:14

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 198.029 sqm approx Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price June quarter 2017: \$2,120,000

Comparable Properties



67 Mcgregor St MIDDLE PARK 3206 (REI)



Price: \$2,010,000 Method: Private Sale Date: 29/05/2017 Rooms: 6 Property Type: House

91 Page St ALBERT PARK 3206 (REI)

Agent Comments

Agent Comments



Price: \$2,150,000 Method: Auction Sale Date: 20/05/2017 Rooms: 4 Property Type: House (Res)

Land Size: 162 sqm approx



295 Richardson St MIDDLE PARK 3206 (REI) Agent Comments



Price: \$2,350,000 **Method:** Auction Sale **Date:** 24/06/2017 **Rooms:** 5

Property Type: House (Res) Land Size: 185 sqm approx

Account - Cayzer | P: 03 9646 0812

₹FI

propertydata

Generated: 07/08/2017 14:14

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.