

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 368 Danks Street, Middle Park Vic 3206

Indicative selling price

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

Single price \$1,900,000

Median sale price

Median price \$2,205,000

Property Type House

Suburb Middle Park

Period - From 01/10/2022

to 30/09/2023

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	54 Greig St ALBERT PARK 3206	\$1,995,000	06/10/2023
2	50 Wright St MIDDLE PARK 3206	\$1,930,000	07/10/2023
3	56 Hambleton St MIDDLE PARK 3206	\$1,800,000	28/10/2023

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:

18/12/2023 13:50



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,900,000

Median House Price

Year ending September 2023: \$2,205,000

Comparable Properties



54 Greig St ALBERT PARK 3206 (REI/VG)

Agent Comments

2 1 1

Price: \$1,995,000

Method: Private Sale

Date: 06/10/2023

Property Type: House

Land Size: 166 sqm approx



50 Wright St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 1

Price: \$1,930,000

Method: Auction Sale

Date: 07/10/2023

Property Type: House (Res)

Land Size: 132 sqm approx



56 Hambleton St MIDDLE PARK 3206 (REI)

Agent Comments

2 1 -

Price: \$1,800,000

Method: Private Sale

Date: 28/10/2023

Property Type: House

Account - Marshall White | P: 03 9822 9999