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

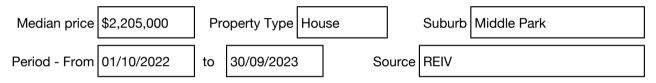
368 Danks Street, Middle Park Vic 3206

Indicative selling price

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For the meaning	ot this price see	consumer.vic.gov.au/	underauotina
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Single price \$1,900,000

Median sale price



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







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)



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

Agent Comments

Agent Comments





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)



Price: \$1,800,000 Method: Private Sale Date: 28/10/2023 Property Type: House

Account - Marshall White | P: 03 9822 9999



propertydata

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