

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

2/70 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$650,000

 &

\$715,000

Median sale price

Median price

\$947,000

 Property Type

Unit

 Suburb

Middle Park

Period - From

01/07/2022

 to

30/06/2023

 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	15/145 Fitzroy St ST KILDA 3182	\$737,737	27/03/2023
2	4/16 Charnwood Rd ST KILDA 3182	\$700,000	01/03/2023
3	46/167 Fitzroy St ST KILDA 3182	\$685,000	31/07/2023

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:

03/08/2023 12:27



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending June 2023: \$947,000

Comparable Properties



15/145 Fitzroy St ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$737,737
Method: Private Sale
Date: 27/03/2023
Property Type: Apartment



4/16 Charnwood Rd ST KILDA 3182 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000
Method: Sold Before Auction
Date: 01/03/2023
Property Type: Apartment



46/167 Fitzroy St ST KILDA 3182 (REI)

Agent Comments

2 1 1

Price: \$685,000
Method: Private Sale
Date: 31/07/2023
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999