## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/70 Patterson Street, Middle Park Vic 3206

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing  |        |             |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-------------|
| Range betweer   | \$650,000         |      | &            |       | \$715,000 |      |        |             |
| Median sale p   | rice              |      |              |       |           |      |        |             |
| Median price    | \$947,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Middle Park |
| Period - From   | 01/07/2022        | to   | 30/06/2023   |       | So        | urce | 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   | 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







**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)



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

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

Agent Comments





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

46/167 Fitzroy St ST KILDA 3182 (REI)



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

Account - Marshall White | P: 03 9822 9999



propertydata

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