## 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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