

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$690,000

#### Median sale price

Median price \$735,000 House Unit X Suburb Middle Park

Period - From 01/07/2017 to 30/06/2018 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	6/207 Canterbury Rd ST KILDA WEST 3182	\$686,500	05/05/2018
2	4/70 Patterson St MIDDLE PARK 3206	\$671,000	01/06/2018
3	3/85 Merton St ALBERT PARK 3206	\$690,000	24/02/2018

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.



2 1 1

**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 70 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$660,000 - \$690,000  
**Median Unit Price**  
Year ending June 2018: \$735,000

## Comparable Properties



**6/207 Canterbury Rd ST KILDA WEST 3182 (REI)** [Agent Comments](#)

2 1 1

**Price:** \$686,500  
**Method:** Auction Sale  
**Date:** 05/05/2018  
**Property Type:** Apartment



**4/70 Patterson St MIDDLE PARK 3206 (REI)** [Agent Comments](#)

2 1 1

**Price:** \$671,000  
**Method:** Auction Sale  
**Date:** 01/06/2018  
**Property Type:** Apartment



**3/85 Merton St ALBERT PARK 3206 (REI)** [Agent Comments](#)

2 1 1

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Property Type:** Apartment