

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 8/49 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Single price \$720,000

Median sale price

Median price \$732,000

Property Type Unit

Suburb Middle Park

Period - From 01/10/2018

to 30/09/2019

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	19/11-17 Park St ST KILDA WEST 3182	\$750,000	21/10/2019
2	4/70 Patterson St MIDDLE PARK 3206	\$730,000	29/06/2019
3	9/17 Charnwood Gr ST KILDA 3182	\$723,000	14/09/2019

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:

28/10/2019 16:51



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$720,000

Median Unit Price
Year ending September 2019: \$732,000

Comparable Properties



19/11-17 Park St ST KILDA WEST 3182 (REI) **Agent Comments**

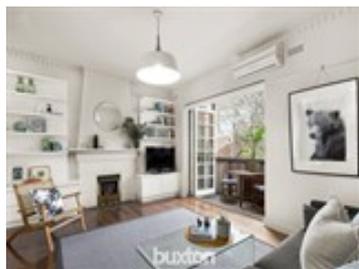
2 1 1

Price: \$750,000
Method: Sale by Tender
Date: 21/10/2019
Property Type: Apartment

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

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Price: \$730,000
Method: Auction Sale
Date: 29/06/2019
Property Type: Apartment



9/17 Charnwood Gr ST KILDA 3182 (REI) **Agent Comments**

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Price: \$723,000
Method: Auction Sale
Date: 14/09/2019
Property Type: Apartment