

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

11/28 PATTERSON STREET MIDDLE PARK VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Middle Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

3/28 PATTERSON STREET MIDDLE PARK VIC 3206	\$635,000	02-Dec-23
9/39 EILDON ROAD ST KILDA VIC 3182	\$541,000	17-Apr-24

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 6 months.

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**3/28 PATTERSON STREET MIDDLE
PARK VIC 3206**

Sold Price

\$635,000

Sold Date

02-Dec-23

1 1 1

Distance

0.02km



**9/39 EILDON ROAD ST KILDA VIC
3182**

Sold Price

\$541,000

Sold Date

17-Apr-24

1 1 1

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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