

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/49 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

\$649,000

&

\$679,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

*House

*Unit

X

Suburb

Middle Park

Period-from

01 May 2018

to

30 Apr 2019

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 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

5/27-29 York Street St Kilda West VIC 3182

\$620,000

23-Feb-19

2/24 Park Street St Kilda West VIC 3182

\$580,000

16-Feb-19

41 Herbert Street Middle Park VIC 3206

\$795,000

16-Feb-19

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.~~

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5/27-29 York Street St Kilda West VIC 3182

Sold Price

\$620,000

Sold Date

23-Feb-19

 2  1  1

Distance

0.42km



2/24 Park Street St Kilda West VIC 3182

Sold Price

\$580,000

Sold Date

16-Feb-19

 2  1  1

Distance

0.85km



41 Herbert Street Middle Park VIC 3206

Sold Price

\$795,000

Sold Date

16-Feb-19

 2  1  1

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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