

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

7/66 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Single price

\$865,000

Median sale price

Median price

\$812,500

Property Type

Unit

Suburb

Middle Park

Period - From

06/03/2022

to

05/03/2023

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	303D/8 Blanche St ST KILDA 3182	\$879,000	17/10/2022
2	404/19 Queens Rd MELBOURNE 3004	\$870,000	25/11/2022
3	10/92 Barkly St ST KILDA 3182	\$850,000	11/02/2023

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:

06/03/2023 12:11



 3
  1
  1

Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$865,000

Median Unit Price
 06/03/2022 - 05/03/2023: \$812,500

Comparable Properties



303D/8 Blanche St ST KILDA 3182 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$879,000
Method: Sold Before Auction
Date: 17/10/2022
Property Type: Apartment



404/19 Queens Rd MELBOURNE 3004 (REI)

Agent Comments

 2
  2
  1

Price: \$870,000
Method: Sold Before Auction
Date: 25/11/2022
Property Type: Unit



10/92 Barkly St ST KILDA 3182 (REI)

Agent Comments

 3
  1
  1

Price: \$850,000
Method: Auction Sale
Date: 11/02/2023
Property Type: Apartment

Account - Cayzer | P: 03 9699 5999



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