

## 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

6/49 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) (\*Delete single price or range as applicable)

Single Price

\$695,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$952,500

Property type

Unit

Suburb

Middle Park

Period-from

01 Mar 2023

to

29 Feb 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

4/49 PATTERSON STREET MIDDLE PARK VIC 3206	\$627,500	10-Feb-24
2/70 PATTERSON STREET MIDDLE PARK VIC 3206	\$655,000	20-Oct-23
14/52 FITZROY STREET ST KILDA VIC 3182	\$660,000	17-Nov-23

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.~~

This Statement of Information was prepared on: 05 March 2024



**4/49 PATTERSON STREET MIDDLE PARK VIC 3206** Sold Price <sup>RS</sup> **\$627,500** Sold Date **10-Feb-24**

 2  1  1

Distance **0km**



**2/70 PATTERSON STREET MIDDLE PARK VIC 3206** Sold Price <sup>RS</sup> **\$655,000** <sup>UN</sup> Sold Date **20-Oct-23**

 2  1  1

Distance **0.09km**



**14/52 FITZROY STREET ST KILDA VIC 3182** Sold Price **\$660,000** Sold Date **17-Nov-23**

 2  1  1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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