

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

3/28 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

Unit

Suburb

Middle Park

Period-from

01 Nov 2022

to

31 Oct 2023

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

17/3 COWDEROY STREET ST KILDA WEST VIC 3182	\$622,000	09-Sep-23
3/17 ALFRED STREET PRAHRAN VIC 3181	\$610,000	26-Aug-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: 09 November 2023

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**17/3 COWDEROY STREET ST
KILDA WEST VIC 3182**

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Sold Price **\$622,000** Sold Date **09-Sep-23**Distance **0.58km****3/17 ALFRED STREET PRAHRAN
VIC 3181**

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Sold Price **\$610,000** Sold Date **26-Aug-23**Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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