

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,500

Property type

Unit

Suburb

Middle Park

Period-from

01 Feb 2023

to

31 Jan 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

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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4/49 PATTERSON STREET MIDDLE Sold Price
PARK VIC 3206

^{RS} \$627,500 Sold Date 10-Feb-24

2 1 1

Distance 0km



2/70 PATTERSON STREET MIDDLE Sold Price
PARK VIC 3206

^{RS} \$655,000 ^{UN} Sold Date 20-Oct-23

2 1 1

Distance 0.09km

RS = Recent sale

UN = Undisclosed Sale

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