

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

69 Patterson Street, Middle Park Vic 3206

Indicative selling price

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

Range between

\$3,100,000

&

\$3,400,000

Median sale price

Median price

\$2,997,500

Property Type

House

Suburb

Middle Park

Period - From

01/10/2020

to

30/09/2021

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	47 Dinsdale St ALBERT PARK 3206	\$3,750,000	25/10/2021
2	16 Dundas Pl ALBERT PARK 3206	\$3,620,000	07/08/2021
3	142 Kerferd Rd ALBERT PARK 3206	\$3,500,000	29/06/2021

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:

24/11/2021 09:21



4 2 0

Property Type: House

Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,400,000
Median House Price
Year ending September 2021: \$2,997,500

Comparable Properties



47 Dinsdale St ALBERT PARK 3206 (REI)

Agent Comments

3 2 -

Price: \$3,750,000

Method: Auction Sale

Date: 25/10/2021

Property Type: House (Res)



16 Dundas Pl ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$3,620,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Land Size: 253 sqm approx



142 Kerferd Rd ALBERT PARK 3206 (REI/VG)

Agent Comments

4 2 1

Price: \$3,500,000

Method: Private Sale

Date: 29/06/2021

Property Type: House

Land Size: 432 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897