

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

307/5 SUTHERLAND STREET MELBOURNE VIC 3000

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

\$304,900

&

\$314,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

801/250 ELIZABETH STREET MELBOURNE VIC 3000	\$315,880	22-Aug-24
1106/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$320,000	02-Jun-24
2004/327 LA TROBE STREET MELBOURNE VIC 3000	\$315,000	04-Apr-24

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: 20 September 2024



**801/250 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS}

\$315,880

Sold Date **22-Aug-24**

Distance **0.23km**



**1106/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

\$320,000

Sold Date **02-Jun-24**

Distance **0.05km**



**2004/327 LA TROBE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$315,000

Sold Date **04-Apr-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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