



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$3,000,000
Median Unit Price
March quarter 2017: \$532,500

Comparable Properties



131/51 Spring St MELBOURNE 3000 (REI/VG) **Agent Comments**



Price: \$5,500,000
Method: Private Sale
Date: 23/11/2016
Rooms: -
Property Type: Apartment



2601/8-10 Kavanagh St SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$2,300,000
Method: Private Sale
Date: 23/03/2017
Rooms: 5
Property Type: Unit



5402/35 Queensbridge St SOUTHBANK 3006 (REI) **Agent Comments**



Price: \$2,200,000
Method: Private Sale
Date: 28/03/2017
Rooms: -
Property Type: Apartment

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

4001/8 Sutherland Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$3,000,000

Median sale price

Median price \$532,500

Unit X

Suburb Melbourne

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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
131/51 Spring St MELBOURNE 3000	\$5,500,000	23/11/2016
2601/8-10 Kavanagh St SOUTHBANK 3006	\$2,300,000	23/03/2017
5402/35 Queensbridge St SOUTHBANK 3006	\$2,200,000	28/03/2017