

# 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

3009/8 Sutherland Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$520,000

### Median sale price

Median price \$527,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2020 to 31/03/2021 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	610/7 Katherine PI MELBOURNE 3000	\$500,000	04/04/2021
2	606/33 Blackwood St NORTH MELBOURNE 3051	\$490,000	02/04/2021
3	1808/45 Clarke St SOUTHBANK 3006	\$515,000	18/03/2021

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:

11/06/2021 14:14



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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$500,000 - \$520,000

**Median Unit Price**

Year ending March 2021: \$527,500

## Comparable Properties



**610/7 Katherine PI MELBOURNE 3000 (REI)**

**Agent Comments**

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**Price:** \$500,000

**Method:** Private Sale

**Date:** 04/04/2021

**Property Type:** Apartment

**606/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)**

**Agent Comments**

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**Price:** \$490,000

**Method:** Private Sale

**Date:** 02/04/2021

**Rooms:** 3

**Property Type:** Apartment

**1808/45 Clarke St SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

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**Price:** \$515,000

**Method:** Private Sale

**Date:** 18/03/2021

**Property Type:** Apartment