

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

1209/8 Sutherland Street, Melbourne Vic 3000

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$520,000

Median sale price

Median price

\$520,000

House

Unit

X

Suburb

Melbourne

Period - From

01/07/2017

to

30/06/2018

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	705/8 Sutherland St MELBOURNE 3000	\$565,000	22/05/2018
2	2206/5 Sutherland St MELBOURNE 3000	\$550,000	20/07/2018
3	606/8 Sutherland St MELBOURNE 3000	\$520,000	07/06/2018

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.

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Indicative Selling Price

\$520,000

Median Unit Price

Year ending June 2018: \$520,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



705/8 Sutherland St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 22/05/2018

Rooms: 4

Property Type: Apartment



2206/5 Sutherland St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$550,000

Method: Sold Before Auction

Date: 20/07/2018

Rooms: 4

Property Type: Apartment



606/8 Sutherland St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 07/06/2018

Rooms: 5

Property Type: Apartment