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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	1209/8 Sutherland Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$520,000

#### Median sale price

Median price	\$520,000	Hou	se	Unit	Х	Suburk	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

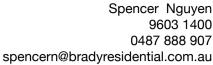
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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**Indicative Selling Price** \$520,000 **Median Unit Price** Year ending June 2018: \$520,000





## Comparable Properties



705/8 Sutherland St MELBOURNE 3000

(REI/VG) **--** 2





Price: \$565,000 Method: Private Sale Date: 22/05/2018

Rooms: 4

Property Type: Apartment

**Agent Comments** 



2206/5 Sutherland St MELBOURNE 3000

(REI/VG)





Price: \$550,000

Method: Sold Before Auction

Date: 20/07/2018 Rooms: 4

Property Type: Apartment

Agent Comments



606/8 Sutherland St MELBOURNE 3000

(REI/VG)

**--** 2



Price: \$520,000 Method: Private Sale Date: 07/06/2018 Rooms: 5

Property Type: Apartment

Agent Comments





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