

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

2102/8 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

\$519,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

3009/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$500,000	23-Jun-21
1210/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,800	01-Dec-21

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: 22 November 2022

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**3009/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$500,000** Sold Date **23-Jun-21**

Distance **0km**



**1210/462 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  2  -

Sold Price **\$500,800** Sold Date **01-Dec-21**

Distance **0.38km**

RS = Recent sale **UN** = Undisclosed Sale

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