

## 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

2601/5 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) (\*Delete single price or range as applicable)

Single Price

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

3039/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$402,000	07-May-24
2504/285 LA TROBE STREET MELBOURNE VIC 3000	\$422,000	27-Jun-24
303/350 LA TROBE STREET MELBOURNE VIC 3000	\$456,000	31-Mar-24

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: 26 August 2024



**3039/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000**

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Sold Price **\$402,000** Sold Date **07-May-24**

Distance **0.05km**

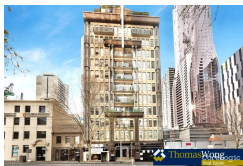


**2504/285 LA TROBE STREET MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$422,000** Sold Date **27-Jun-24**

Distance **0.08km**



**303/350 LA TROBE STREET MELBOURNE VIC 3000**

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Sold Price **\$456,000** Sold Date **31-Mar-24**

Distance **0.16km**

RS = Recent sale      UN = Undisclosed Sale

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