

## 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

705/8 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 \$610,000

&

\$650,000

### Median sale price

Median price \$567,500

House

Unit

X

Suburb

Melbourne

Period - From 01/10/2017

to

31/12/2017

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 | 3006/5 Sutherland St MELBOURNE 3000 | \$670,000 | 11/11/2017   |
| 2 | 2708/180 City Rd SOUTHBANK 3006     | \$615,000 | 07/02/2018   |
| 3 | 2905/8 Sutherland St MELBOURNE 3000 | \$570,000 | 09/12/2017   |

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.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**3006/5 Sutherland St MELBOURNE 3000 (REI)** **Agent Comments**



**Price:** \$670,000

**Method:** Sold Before Auction

**Date:** 11/11/2017

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 71 sqm approx



**2708/180 City Rd SOUTHBANK 3006 (REI)**

**Agent Comments**



**Price:** \$615,000

**Method:** Private Sale

**Date:** 07/02/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 89 sqm approx



**2905/8 Sutherland St MELBOURNE 3000 (REI)**

**Agent Comments**



**Price:** \$570,000

**Method:** Auction Sale

**Date:** 09/12/2017

**Rooms:** 5

**Property Type:** Apartment