

Spencer Nguyen 9603 1400 0487 888 907 spencern@bradyresidential.com.au

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	3305/8 Sutherland Street	Melhourne Vic 300				

Address	3305/8 Sutherland Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$740,000
		ı	i

Median sale price

Median price	\$567,500	Hou	se	Unit	Х	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.

Ad	dress of comparable property	Price	Date of sale
1	9/398 La Trobe St MELBOURNE 3000	\$800,000	14/11/2017
2	3006/5 Sutherland St MELBOURNE 3000	\$670,000	11/11/2017
3	3911/220 Spencer St MELBOURNE 3000	\$650,000	28/10/2017

OR

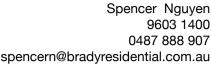
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





Generated: 01/02/2018 10:21





Indicative Selling Price \$680,000 - \$740,000 **Median Unit Price** December quarter 2017: \$567,500

spencern@bradyresidential.com.au



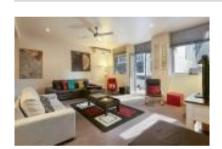


Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



9/398 La Trobe St MELBOURNE 3000 (REI)





Price: \$800,000 Method: Private Sale Date: 14/11/2017

Rooms: 4

Property Type: Apartment

Agent Comments



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

— 2







Price: \$670,000

Method: Sold Before Auction

Date: 11/11/2017

Rooms: 3

Property Type: Apartment Land Size: 71 sqm approx

3911/220 Spencer St MELBOURNE 3000 (REI/VG)



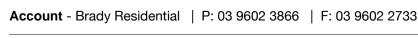
-

Price: \$650,000 Method: Auction Sale Date: 28/10/2017

Rooms: 6

Property Type: Apartment

Agent Comments





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 01/02/2018 10:21