

## 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	3305/8 Sutherland Street, Melbourne Vic 3000
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$680,000	&	\$740,000
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### 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	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.

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**Indicative Selling Price**

\$680,000 - \$740,000

**Median Unit Price**

December quarter 2017: \$567,500



**Rooms:**

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**9/398 La Trobe St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Private Sale

**Date:** 14/11/2017

**Rooms:** 4

**Property Type:** Apartment



**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



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

Agent Comments



**Price:** \$650,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 6

**Property Type:** Apartment