



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 704/8 Sutherland Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$570,000.00 & \$620,000.00

Median sale price

Median price \$481,500.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jan 2021 to Mar 2021 Source REIV

Comparable property sales

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
411/58 Jeffcott St WEST MELBOURNE 3003	\$650,000.00	1/05/2021
906/8 Sutherland St MELBOURNE 3000	\$632,000.00	7/04/2021
2/2a Baillie St NORTH MELBOURNE 3051	\$625,000.00	16/03/2021

This Statement of Information was prepared on: Tuesday 22nd June 2021