

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

1008/8 Sutherland Street, Melbourne Vic 3000
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Indicative selling price

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

Range between

\$470,000

 &

\$510,000

Median sale price

Median price

\$488,800

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/04/2023

 to

31/03/2024

 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	2605/8 Sutherland St MELBOURNE 3000	\$510,000	28/11/2023
2	504/120 Abeckett St MELBOURNE 3000	\$500,000	08/01/2024
3	1107/500 Elizabeth St MELBOURNE 3000	\$500,000	18/03/2024

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.~~

This Statement of Information was prepared on:

16/04/2024 14:05



Property Type:
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median Unit Price
Year ending March 2024: \$488,800

Comparable Properties



2605/8 Sutherland St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 28/11/2023
Property Type: Apartment



504/120 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 08/01/2024
Property Type: Apartment



1107/500 Elizabeth St MELBOURNE 3000 (REI)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment

Account - Gem Realty