

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

2103/5 SUTHERLAND STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

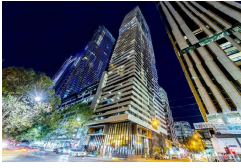
Date of sale

2706/80 A'BECKETT STREET MELBOURNE VIC 3000	485000	12-Mar-23
2805/60 A'BECKETT STREET MELBOURNE VIC 3000	460000	27-Jan-23

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 6 months.

This Statement of Information was prepared on: 19 July 2023



**2706/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

485000

Sold Date **12-Mar-23**

Distance **0.28km**



**2805/60 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

460000

Sold Date **27-Jan-23**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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