

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

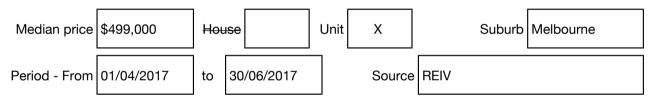
Address	2807/5 Sutherland Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between \$340,000	&	\$360,000
-------------------------	---	-----------

Median sale price



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	102/108 Flinders St MELBOURNE 3000	\$346,500	01/08/2017
2	1316/555 Flinders St MELBOURNE 3000	\$340,000	08/08/2017
3	Lot 310/318 Little Bourke St MELBOURNE 3000	\$340,000	24/05/2017

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.

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

propertydata

Generated: 14/08/2017 13:13

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.



BRADY residential





Rooms: Property Type: Agent Comments Spencer Nguyen 9603 1400 0487 888 907 spencern@bradyresidential.com.au

> Indicative Selling Price \$340,000 - \$360,000 Median Unit Price June quarter 2017: \$499,000

Comparable Properties



102/108 Flinders St MELBOURNE 3000 (REI)



Price: \$346,500 Method: Private Sale Date: 01/08/2017 Rooms: 2 Property Type: Apartment Land Size: 33 sqm approx

1316/555 Flinders St MELBOURNE 3000 (REI) Agent Comments



Linit Lines

Price: \$340,000 Method: Private Sale Date: 08/08/2017 Rooms: 2 Property Type: Studio Apartment



Lot 310/318 Little Bourke St MELBOURNE 3000 (REI)



Price: \$340,000 Method: Private Sale Date: 24/05/2017 Rooms: 2 Property Type: Apartment

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

Generated: 14/08/2017 13:13

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.

Agent Comments

Agent Comments



