

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	2807/5 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	\$340,000	&	\$360,000
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Median sale price

Median price	\$499,000	House		Unit	X	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017	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	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.~~

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



Rooms:

Property Type:

Agent Comments

Comparable Properties



102/108 Flinders St MELBOURNE 3000 (REI)

Agent Comments



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



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)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 24/05/2017

Rooms: 2

Property Type: Apartment