

#### 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

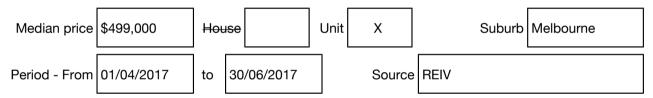
1004/8 Sutherland Street, Melbourne Vic 3000

#### Indicative selling price

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

Single price \$550,000

#### 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	709/87 Franklin St MELBOURNE 3000	\$565,000	29/07/2017
2	3707/318 Russell St MELBOURNE 3000	\$560,000	19/07/2017
3	1806/5 Sutherland St MELBOURNE 3000	\$540,000	10/03/2017

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

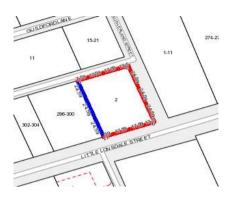
propertydata

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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** \$550,000 **Median Unit Price** June quarter 2017: \$499,000

### **Comparable Properties**



709/87 Franklin St MELBOURNE 3000 (REI)

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Price: \$565,000 Method: Auction Sale Date: 29/07/2017 Rooms: 3 Property Type: Apartment Land Size: 89 sqm approx

Agent Comments

Agent Comments



Price: \$560,000 Method: Private Sale Date: 19/07/2017 Rooms: 4 Property Type: Apartment



1806/5 Sutherland St MELBOURNE 3000 (REI/VG)



Price: \$540,000 Method: Private Sale Date: 10/03/2017 Rooms: 4 Property Type: Apartment Agent Comments

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