

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

Single price \$550,000

Median sale price

Median price \$499,000

House

Unit

X

Suburb

Melbourne

Period - From

01/04/2017

to

30/06/2017

Source

REIV

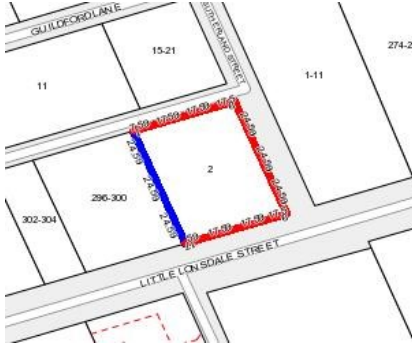
Comparable property sales (*Delete A or B below as applicable)

- 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	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.~~



Rooms:
Property Type:
Agent Comments

Comparable Properties



709/87 Franklin St MELBOURNE 3000 (REI)

Agent Comments



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



3707/318 Russell St MELBOURNE 3000 (REI)

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)

Agent Comments



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