

## 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

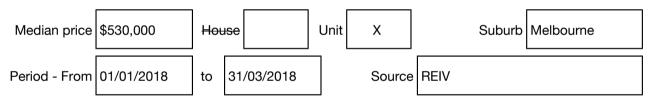
1903/8 Sutherland Street, Melbourne Vic 3000

### Indicative selling price

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

Single price \$630,000

#### 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	5/86 Kavanagh St SOUTHBANK 3006	\$655,000	17/02/2018
2	77/79 Whiteman St SOUTHBANK 3006	\$650,000	06/03/2018
3	D1-3/130 Arden St NORTH MELBOURNE 3051	\$626,000	22/03/2018

#### 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: 27/04/2018 13:08

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 Indicative Selling Price \$630,000 Median Unit Price March quarter 2018: \$530,000

# **Comparable Properties**



5/86 Kavanagh St SOUTHBANK 3006 (REI)



Price: \$655,000 Method: Auction Sale Date: 17/02/2018 Rooms: -Property Type: Apartment

77/79 Whiteman St SOUTHBANK 3006 (VG)

Agent Comments

Agent Comments



Price: \$650,000 Method: Sale Date: 06/03/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



D1-3/130 Arden St NORTH MELBOURNE 3051 Agent Comments (REI)



Price: \$626,000 Method: Sold Before Auction Date: 22/03/2018 Rooms: -Property Type: Apartment

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

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