

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

1506/8 Sutherland Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$685,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Melbourne

Period - From

10/03/2019

to

09/03/2020

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	1906/8 Sutherland St MELBOURNE 3000	\$685,000	21/11/2019
2	507/8 Sutherland St MELBOURNE 3000	\$665,000	03/10/2019
3			

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.~~

This Statement of Information was prepared on:

10/03/2020 11:04



Property Type:

Agent Comments

Comparable Properties

1906/8 Sutherland St MELBOURNE 3000 (VG)

Agent Comments



Price: \$685,000

Method: Sale

Date: 21/11/2019

Property Type: Strata Unit/Flat



507/8 Sutherland St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 03/10/2019

Rooms: 5

Property Type: Apartment

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.