## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

#### Indicative selling price

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

5,000

#### Median sale price

Median price	\$450,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	10/03/2019	to	09/03/2020	S	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

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

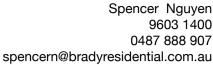
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/03/2020 11:04



Date of sale





**Indicative Selling Price** \$685,000 **Median Unit Price** 

10/03/2019 - 09/03/2020: \$450,000





# 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)

Price: \$665,000 Method: Private Sale Date: 03/10/2019

Rooms: 5

Property Type: Apartment

**Agent Comments** 

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.

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