

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

2501/8 SUTHERLAND STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 3206/8 SUTHERLAND STREET MELBOURNE VIC 3000 | \$645,000 | 12-Aug-23 |
| 3610/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$625,000 | 08-Feb-23 |
| 302/68 LA TROBE STREET MELBOURNE VIC 3000 | \$632,000 | 18-Apr-23 |

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 6 months.~~

This Statement of Information was prepared on: 20 October 2023



3206/8 SUTHERLAND STREET MELBOURNE VIC 3000

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Sold Price **\$645,000** Sold Date **12-Aug-23**

Distance **0km**



3610/371 LITTLE LONSDALE STREET MELBOURNE VIC 3000

2 2 -

Sold Price **\$625,000** Sold Date **08-Feb-23**

Distance **0.06km**



302/68 LA TROBE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$632,000** Sold Date **18-Apr-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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