

## 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

2905/8 Sutherland Street, Melbourne Vic 3000

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000

&amp;

\$575,000

**Median sale price**

Median price \$495,000

House

Unit

X

Suburb Melbourne

Period - From 01/10/2016

to

30/09/2017

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	1107/28 Wills St MELBOURNE 3000	\$585,000	09/09/2017
2	1605/380 Little Lonsdale St MELBOURNE 3000	\$570,000	02/10/2017
3	2605/8 Sutherland St MELBOURNE 3000	\$530,000	14/10/2017

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.~~



2 2 1

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**  
 + Storage Cage

**Indicative Selling Price**  
 \$550,000 - \$575,000  
**Median Unit Price**  
 Year ending September 2017: \$495,000

## Comparable Properties



**1107/28 Wills St MELBOURNE 3000 (REI)**

**Agent Comments**

2 2 1

**Price:** \$585,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** 5  
**Property Type:** Apartment



**1605/380 Little Lonsdale St MELBOURNE 3000 (REI)** **Agent Comments**

2 1 1

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 02/10/2017  
**Rooms:** 3  
**Property Type:** Apartment



**2605/8 Sutherland St MELBOURNE 3000 (REI)** **Agent Comments**

2 2 -

**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Apartment