

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 402/8 Sutherland Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$545,000

Median sale price*

Median price Property Type Suburb Melbourne

Period - From to Source

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	1306/20 Rakaia Way DOCKLANDS 3008	\$640,000	29/10/2019
2	1111/68 La Trobe St MELBOURNE 3000	\$585,000	06/11/2019
3	707/380 Little Lonsdale St MELBOURNE 3000	\$530,000	08/11/2019

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: 14/11/2019 10:38

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$545,000
No median price available

Comparable Properties



1306/20 Rakaia Way DOCKLANDS 3008 (REI) **Agent Comments**



Price: \$640,000
Method: Private Sale
Date: 29/10/2019
Property Type: Apartment



1111/68 La Trobe St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$585,000
Method: Private Sale
Date: 06/11/2019
Property Type: Apartment



707/380 Little Lonsdale St MELBOURNE 3000 (REI) **Agent Comments**



Price: \$530,000
Method: Private Sale
Date: 08/11/2019
Rooms: 4
Property Type: Apartment