

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

601/8 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

415/35 ALBERT ROAD MELBOURNE VIC 3004	\$550,000	12-Aug-24
711/77 QUEENS ROAD MELBOURNE VIC 3004	\$582,500	24-Jul-24
1002/8 BOWEN CRESCENT MELBOURNE VIC 3004	\$580,000	22-Jul-24

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: 30 August 2024

Jerry WU

P 0387878498

M 0402741611

E jerry@harvestrealty.com.au



**415/35 ALBERT ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$550,000** Sold Date **12-Aug-24**

Distance **2.8km**



**711/77 QUEENS ROAD
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$582,500** Sold Date **24-Jul-24**

Distance **4.9km**



**1002/8 BOWEN CRESCENT
MELBOURNE VIC 3004**

 2  2  1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **22-Jul-24**

Distance **2.87km**

RS = Recent sale

UN = Undisclosed Sale

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