

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

2607/5 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 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

1412/135 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	23-Jun-23
1506/135 A'BECKETT STREET MELBOURNE VIC 3000	\$365,000	11-May-23
1913/135 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	22-May-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: 14 July 2023



**first
national**
REAL ESTATE | Avant

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**1412/135 A'BECKETT STREET
MELBOURNE VIC 3000**

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Sold Price^{RS} **\$350,000**

Sold Date **23-Jun-23**

Distance **0.19km**



**1506/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price^{RS} **\$365,000**

Sold Date **11-May-23**

Distance **0.19km**



**1913/135 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$350,000**

Sold Date **22-May-23**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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