

# 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

906/8 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 \$640,000 & \$680,000

### Median sale price

Median price \$555,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 31/12/2020 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	133/285 City Rd SOUTHBANK 3006	\$700,000	03/08/2020
2	1601/180 City Rd SOUTHBANK 3006	\$688,000	19/11/2020
3	22/83 Whiteman St SOUTHBANK 3006	\$680,000	07/12/2020

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:

26/01/2021 19:04



3 2 0

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$640,000 - \$680,000

**Median Unit Price**

December quarter 2020: \$555,000

## Comparable Properties

**133/285 City Rd SOUTHBANK 3006 (VG)**

**Agent Comments**

3 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 03/08/2020

**Property Type:** Strata Unit/Flat



**1601/180 City Rd SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$688,000

**Method:** Private Sale

**Date:** 19/11/2020

**Property Type:** Apartment



**22/83 Whiteman St SOUTHBANK 3006 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$680,000

**Method:** Private Sale

**Date:** 07/12/2020

**Property Type:** Apartment