

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	2401/8 Sutherland Street, Melbourne Vic 3000
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Indicative selling price

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

Single price \$750,000

Median sale price

Median price	\$530,000	House		Unit	X	Suburb	Melbourne
Period - From	01/01/2018	to	31/03/2018	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	1504/318 Little Lonsdale St MELBOURNE 3000	\$800,000	30/11/2017
2	140/173 City Rd SOUTHBANK 3006	\$770,000	16/02/2018
3	171/100 Kavanagh St SOUTHBANK 3006	\$755,000	14/11/2017

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$750,000
Median Unit Price
 March quarter 2018: \$530,000

Comparable Properties



1504/318 Little Lonsdale St MELBOURNE 3000 Agent Comments
 (REI/VG)

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Price: \$800,000
Method: Sold Before Auction
Date: 30/11/2017
Rooms: 4
Property Type: Apartment



140/173 City Rd SOUTHBANK 3006 (REI/VG) Agent Comments

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Price: \$770,000
Method: Private Sale
Date: 16/02/2018
Rooms: 4
Property Type: Apartment
Land Size: 117 sqm approx



171/100 Kavanagh St SOUTHBANK 3006 Agent Comments
 (REI/VG)

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Price: \$755,000
Method: Private Sale
Date: 14/11/2017
Rooms: -
Property Type: Apartment