

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	2202/8 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 \$495,000

Median sale price

Median price	\$486,000	House		Unit	X	Suburb	Melbourne
Period - From	01/04/2018	to	31/03/2019	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	606/8 Sutherland St MELBOURNE 3000	\$520,000	07/06/2018
2	3609/8 Sutherland St MELBOURNE 3000	\$515,000	02/02/2018
3	1209/8 Sutherland St MELBOURNE 3000	\$480,000	18/12/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$495,000
Median Unit Price
Year ending March 2019: \$486,000

Comparable Properties



606/8 Sutherland St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 07/06/2018
Rooms: 5
Property Type: Apartment

3609/8 Sutherland St MELBOURNE 3000 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 02/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1209/8 Sutherland St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 18/12/2018
Rooms: 4
Property Type: Apartment