

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

1402/8 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

2408/105-107 CLARENDON STREET SOUTHBANK VIC 3006	\$480,000	19-Nov-24
908/6 LEICESTER STREET CARLTON VIC 3053	\$471,000	22-Oct-24
2009/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$465,000	04-Dec-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: 12 April 2025

**2408/105-107 CLARENDON STREET SOUTHBANK VIC 3006**

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Sold Price **\$480,000** Sold Date **19-Nov-24**Distance **1.78km****908/6 LEICESTER STREET CARLTON VIC 3053**

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Sold Price **\$471,000** Sold Date **22-Oct-24**Distance **0.58km****2009/8 SUTHERLAND STREET MELBOURNE VIC 3000**

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Sold Price **\$465,000** Sold Date **04-Dec-24**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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