

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

1601/5 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 2024

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

2907A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$380,000	24-Oct-24
106/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$380,000	26-Nov-24
BASEMENT 1-3/233-239 COLLINS STREET MELBOURNE VIC 3000	\$370,000	14-Nov-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: 17 January 2025



**2907A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$380,000** Sold Date **24-Oct-24**

Distance **0.46km**

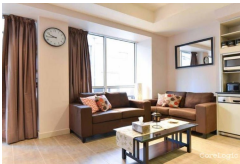


**106/557-561 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price Sold Date **26-Nov-24**

Distance **0.53km**



**BASEMENT 1-3/233-239 COLLINS
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **\$370,000** Sold Date **14-Nov-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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