

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

2601/5 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

| | | |
|--|-----------|-----------|
| 3039/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$402,000 | 07-May-24 |
| 2504/285 LA TROBE STREET MELBOURNE VIC 3000 | \$422,000 | 27-Jun-24 |
| 303/350 LA TROBE STREET MELBOURNE VIC 3000 | \$456,000 | 31-Mar-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: 26 August 2024



3039/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$402,000** Sold Date **07-May-24**

Distance **0.05km**

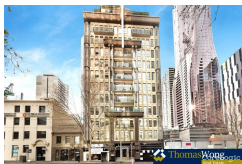


2504/285 LA TROBE STREET MELBOURNE VIC 3000

 2  1  -

Sold Price ^{RS} **\$422,000** Sold Date **27-Jun-24**

Distance **0.08km**



303/350 LA TROBE STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$456,000** Sold Date **31-Mar-24**

Distance **0.16km**

RS = Recent sale **UN** = Undisclosed Sale

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