

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

3407/8 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

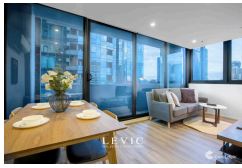
Date of sale

1507/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$471,100	24-Aug-22
3902/8 SUTHERLAND STREET MELBOURNE VIC 3000	\$470,000	18-Aug-22
5104/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	27-Jul-22

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: 24 November 2022



**1507/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$471,100

Sold Date **24-Aug-22**

Distance

0km



**3902/8 SUTHERLAND STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$470,000

Sold Date **18-Aug-22**

Distance

0km



**5104/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$500,000

Sold Date **27-Jul-22**

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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