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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

4007/8 Sutherland Street Melbourne VIC 3000

 2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$600,000

## Median Sale Price




\$465,000 Units in Melbourne between 01 Jun 2018 - 31 May 2019

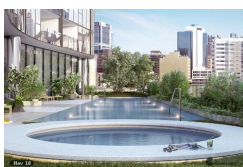
Source: CoreLogic




## Comparable Property Sales




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.



**304/296-300 Little Lonsdale Street** Sold Price **\$567,800** Sold Date **15-Feb-19**  
Melbourne VIC 3000  
 2  1  - Distance **0.04km**



**4406/135 Abeckett Street** Sold Price <sup>RS</sup> - Sold Date **18-Apr-19**  
Melbourne VIC 3000  
 2  1  - Distance **0.18km**

**5806/135 Abeckett Street** Sold Price **\$575,000** Sold Date **15-Jan-19**  
Melbourne VIC 3000  
 2  1  - Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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