

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

3203/5 Sutherland Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$550,000

Median sale price

Median price \$470,000

House

Unit

X

Suburb

Melbourne

Period - From 01/07/2018

to 30/06/2019

Source REIV

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 six 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
1	2206/5 Sutherland St MELBOURNE 3000	\$600,000	26/07/2019
2	1003/33 Mackenzie St MELBOURNE 3000	\$595,000	23/07/2019
3	1203/68 La Trobe St MELBOURNE 3000	\$560,000	21/08/2019

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 six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$550,000
Median Unit Price
Year ending June 2019: \$470,000

Comparable Properties



2206/5 Sutherland St MELBOURNE 3000 (REI) Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 26/07/2019
Rooms: 4
Property Type: Apartment

1003/33 Mackenzie St MELBOURNE 3000 (VG) Agent Comments



Price: \$595,000
Method: Sale
Date: 23/07/2019
Rooms: -
Property Type: Strata Unit/Flat



1203/68 La Trobe St MELBOURNE 3000 (REI) Agent Comments



Price: \$560,000
Method: Private Sale
Date: 21/08/2019
Rooms: 3
Property Type: Apartment