

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 609/8 Sutherland Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2019

to 30/09/2019

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	1901/283 City Rd SOUTHBANK 3006	\$530,000	12/10/2019
2	702/220 Spencer St MELBOURNE 3000	\$522,000	27/07/2019
3	4009/120 Abeckett St MELBOURNE 3000	\$520,000	20/09/2019

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.~~

This Statement of Information was prepared on:

14/01/2020 09:53

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Indicative Selling Price
\$520,000

Median Unit Price
September quarter 2019: \$525,000



Property Type: Storage Area
Agent Comments

Comparable Properties

1901/283 City Rd SOUTHBANK 3006 (VG)

Agent Comments



Price: \$530,000
Method: Sale
Date: 12/10/2019
Property Type: Strata Unit/Flat



702/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$522,000
Method: Auction Sale
Date: 27/07/2019
Property Type: Apartment



4009/120 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 20/09/2019
Property Type: Apartment