

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

2402/5 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

or range
between

\$355,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2020

to

31 Jan 2021

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

1506/60 Abeckett Street Melbourne VIC 3000	\$350,000	07-Oct-20
1404/333-351 Exhibition Street Melbourne VIC 3000	\$360,000	29-Nov-20
804/333-351 Exhibition Street Melbourne VIC 3000	\$365,000	11-Jan-21

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: 23 February 2021



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**1506/60 Abeckett Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$350,000** Sold Date **07-Oct-20**

Distance **0.28km**



**1404/333-351 Exhibition Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$360,000** Sold Date **29-Nov-20**

Distance **0.72km**



**804/333-351 Exhibition Street
Melbourne VIC 3000**

1 1 -

Sold Price **\$365,000** Sold Date **11-Jan-21**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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