## 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	1008/8 Sutherland Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$470,000	&	\$510,000
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#### Median sale price

Median price	\$488,800	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/04/2023	to	31/03/2024		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

Address of comparable property		Price	Date of sale
1	2605/8 Sutherland St MELBOURNE 3000	\$510,000	28/11/2023
2	504/120 Abeckett St MELBOURNE 3000	\$500,000	08/01/2024
3	1107/500 Elizabeth St MELBOURNE 3000	\$500,000	18/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2024 14:05



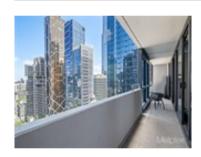






Indicative Selling Price \$470,000 - \$510,000 Median Unit Price Year ending March 2024: \$488,800

## Comparable Properties



2605/8 Sutherland St MELBOURNE 3000 (REI/VG)

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Price: \$510,000 Method: Private Sale Date: 28/11/2023

Property Type: Apartment

**Agent Comments** 



504/120 Abeckett St MELBOURNE 3000

(REI/VG)

**a**.

Price: \$500,000 Method: Private Sale Date: 08/01/2024

Property Type: Apartment

**Agent Comments** 



1107/500 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

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Price: \$500,000 Method: Private Sale Date: 18/03/2024

Property Type: Apartment

Account - Gem Realty



