

# 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 508/5 Sutherland Street, Melbourne Vic 3000

### Indicative selling price

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

Range between \$360,000 & \$390,000

### Median sale price

Median price \$480,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2022 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

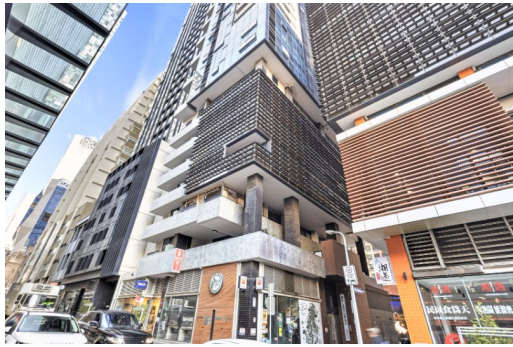
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3608/38 Rose La MELBOURNE 3000	\$430,000	23/06/2023
2	3101/5 Sutherland St MELBOURNE 3000	\$420,000	11/05/2023
3	601/243 Franklin St MELBOURNE 3000	\$410,000	04/07/2023

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: 28/08/2023 14:25



**Property Type:**  
Agent Comments

**Indicative Selling Price**

\$360,000 - \$390,000

**Median Unit Price**

Year ending June 2023: \$480,000

## Comparable Properties



**3608/38 Rose La MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 23/06/2023

**Property Type:** Apartment

**3101/5 Sutherland St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$420,000

**Method:** Sale

**Date:** 11/05/2023

**Property Type:** Flat/Unit/Apartment (Res)

**601/243 Franklin St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$410,000

**Method:** Sale

**Date:** 04/07/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Account - Lemon Baxter** | P: 03 96997500



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