

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

1401/5 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

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 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

1702/500 Elizabeth Street Melbourne VIC 3000	\$430,000	19-Mar-21
2807A/8 Franklin Street Melbourne VIC 3000	\$400,000	26-Feb-21
410/33 Mackenzie Street Melbourne VIC 3000	\$400,000	05-Feb-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: 29 June 2021



**1702/500 Elizabeth Street
Melbourne VIC 3000**

 2  1  -

Sold Price **\$430,000** Sold Date **19-Mar-21**

Distance **0.45km**



**2807A/8 Franklin Street Melbourne
VIC 3000**

 2  1  1

Sold Price **\$400,000** Sold Date **26-Feb-21**

Distance **0.45km**



**410/33 Mackenzie Street Melbourne
VIC 3000**

 2  1  -

Sold Price Sold Date **05-Feb-21**

Distance **0.65km**



**407/639 Little Bourke Street
Melbourne VIC 3000**

 2  1  1

Sold Price **\$395,000** Sold Date **02-Jan-21**

Distance **0.85km**



**808/5 Sutherland Street Melbourne
VIC 3000**

 2  1  -

Sold Price **\$450,000** Sold Date **19-Feb-20**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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