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	3003/8 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	$560,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$465,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Mar 2020	to	28 Feb 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
1506/8 Sutherland Street Melbourne VIC 3000	$625,000	21-May-20
1906/8 Sutherland Street Melbourne VIC 3000	$685,000	21-Nov-19
425/8 Sutherland Street Melbourne VIC 3000	$740,000	08-Nov-19

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: 19 March 2021

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1506/8 Sutherland Street Melbourne VIC 3000

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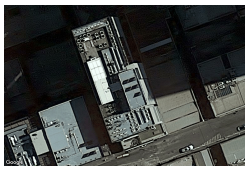
Sold Price **$625,000** Sold Date **21-May-20**

Distance **-**

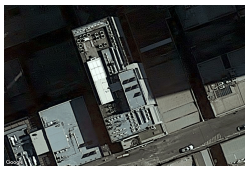


1906/8 Sutherland Street Melbourne VIC 3000

3 2 -

Sold Price **$685,000** Sold Date **21-Nov-19**

Distance **-**



425/8 Sutherland Street Melbourne VIC 3000

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Sold Price **$740,000** Sold Date **08-Nov-19**

Distance **-**

RS = Recent sale **UN** = Undisclosed Sale

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