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	2606/5 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	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$417,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Aug 2022	to	31 Jul 2023	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
3206/5 SUTHERLAND STREET MELBOURNE VIC 3000	$510,000	20-Apr-23
2809/8 SUTHERLAND STREET MELBOURNE VIC 3000	$492,888	08-Mar-23
2903/285 LA TROBE STREET MELBOURNE VIC 3000	$540,000	06-May-23

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: 16 August 2023

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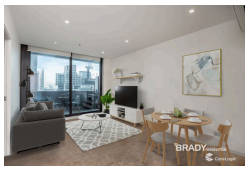


3206/5 SUTHERLAND STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$510,000** Sold Date **20-Apr-23**

Distance **0km**



2809/8 SUTHERLAND STREET MELBOURNE VIC 3000

2 2 -

Sold Price **$492,888** Sold Date **08-Mar-23**

Distance **0.02km**



2903/285 LA TROBE STREET MELBOURNE VIC 3000

2 1 1

Sold Price **$540,000** Sold Date **06-May-23**

Distance **0.08km**

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

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