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	1102/5 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	$299,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$400,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Apr 2024	to	31 Mar 2025	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
307/5 SUTHERLAND STREET MELBOURNE VIC 3000	$310,000	25-Oct-24
3002/315-321 LA TROBE STREET MELBOURNE VIC 3000	$315,000	17-Feb-25
1104/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	$306,500	11-Apr-25

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: 28 April 2025

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ESTATE AGENTS

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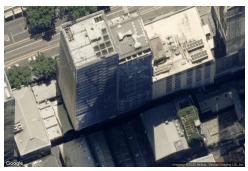
307/5 SUTHERLAND STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$310,000** Sold Date **25-Oct-24**

Distance **0km**



3002/315-321 LA TROBE STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$315,000** Sold Date **17-Feb-25**

Distance **0.1km**



1104/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000

1 1 -

Sold Price RS **$306,500** UN Sold Date **11-Apr-25**

Distance **0.07km**

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

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