

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

12 Little Tribe Street, South Melbourne Vic 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,820,000 Property Type House Suburb South Melbourne

Period - From 13/07/2021 to 12/07/2022 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	10 Heather St SOUTH MELBOURNE 3205	\$1,160,000	05/03/2022
2	2 Peckville St PORT MELBOURNE 3207	\$1,075,000	05/07/2022
3	10 Little Tribe St SOUTH MELBOURNE 3205	\$1,030,000	28/05/2022

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: 13/07/2022 11:07



2 1 0

Rooms: 4
Property Type: House (Res)
Land Size: 95 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
13/07/2021 - 12/07/2022: \$1,820,000

Comparable Properties



10 Heather St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2 1 -

Price: \$1,160,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)



2 Peckville St PORT MELBOURNE 3207 (REI) [Agent Comments](#)

2 1 -

Price: \$1,075,000
Method: Private Sale
Date: 05/07/2022
Property Type: House



10 Little Tribe St SOUTH MELBOURNE 3205 (REI) [Agent Comments](#)

2 1 1

Price: \$1,030,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)

Account - Cayzer | P: 03 9646 0812