## 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

4 Little Tribe Street, South Melbourne Vic 3205

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,200,000		&		\$1,300,000					
Median sale p	rice									
Median price	\$1,232,500	Pro	operty Type	Hou	se		Suburb	South Melbourne		
Period - From	01/04/2019	to	30/06/2019	)	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5 Durham St ALBERT PARK 3206	\$1,375,000	15/03/2019
2	1 Little Tribe St SOUTH MELBOURNE 3205	\$1,245,000	17/08/2019
3	6 Little Boundary St SOUTH MELBOURNE 3205	\$1,087,500	25/05/2019

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:

16/09/2019 10:30









**Property Type:** House Agent Comments

5 Durham St ALBERT PARK 3206 (REI/VG)

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Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price June quarter 2019: \$1,232,500

# **Comparable Properties**



Price: \$1,375,000 Method: Private Sale Date: 15/03/2019 Rooms: 5 Property Type: House Land Size: 81 sqm approx

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1 Little Tribe S (REI)

1 Little Tribe St SOUTH MELBOURNE 3205 Agent Comments



Price: \$1,245,000 Method: Auction Sale Date: 17/08/2019 Property Type: House (Res)

Property Type: House (Res) Land Size: 99 sqm approx



6 Little Boundary St SOUTH MELBOURNE Agent Comments 3205 (REI/VG)

Price: \$1,087,500 Method: Auction Sale Date: 25/05/2019

Account - Cayzer | P: 03 9699 5999



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments