

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

Single price \$975,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb South Melbourne

Period - From 01/04/2022

to 30/06/2022

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	2 Peckville St PORT MELBOURNE 3207	\$1,075,000	05/07/2022
2	342 Ross St PORT MELBOURNE 3207	\$1,060,000	26/03/2022
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:

31/08/2022 12:15



Property Type: House

Agent Comments

Indicative Selling Price

\$975,000

Median House Price

June quarter 2022: \$1,900,000

Comparable Properties



2 Peckville St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,075,000

Method: Private Sale

Date: 05/07/2022

Property Type: House



342 Ross St PORT MELBOURNE 3207 (REI/VG)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 94 sqm approx



10 Little Tribe St SOUTH MELBOURNE 3205 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Account - Cayzer | P: 03 9699 5999



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