

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 24 Tribe Street, South Melbourne Vic 3205

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$1,830,000 Property Type House Suburb South Melbourne

Period - From 01/01/2024 to 31/03/2024 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	59 Barrett St ALBERT PARK 3206	\$2,510,000	21/02/2024
2	16 Tribe St SOUTH MELBOURNE 3205	\$2,510,000	11/11/2023
3	47 Draper St ALBERT PARK 3206	\$2,412,500	18/12/2023

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: 22/04/2024 13:16



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

March quarter 2024: \$1,830,000

Comparable Properties



59 Barrett St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 1

Price: \$2,510,000

Method: Sold Before Auction

Date: 21/02/2024

Property Type: House (Res)

Land Size: 151 sqm approx



16 Tribe St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments

3 2 1

Price: \$2,510,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 153 sqm approx



47 Draper St ALBERT PARK 3206 (REI/VG)

Agent Comments

3 2 -

Price: \$2,412,500

Method: Sold Before Auction

Date: 18/12/2023

Property Type: House (Res)

Land Size: 134 sqm approx

Account - Jellis Craig | P: 03 9864 5000