## 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

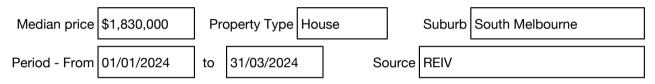
24 Tribe Street, South Melbourne Vic 3205

## Indicative selling price

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Single price \$2,450,000

#### Median sale price



## 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:

13/05/2024 11:36









**Property Type:** House Agent Comments

Indicative Selling Price \$2,450,000 Median House Price March quarter 2024: \$1,830,000

# **Comparable Properties**

59 Barrett St ALBERT PARK 3206 (REI/VG) 3 2 2 1 Price: \$2,510,000 Method: Sold Before Auction Date: 21/02/2024 Property Type: House (Res) Land Size: 151 sqm approx	Agent Comments
16 Tribe St SOUTH MELBOURNE 3205 (REI/VG) 3 2 2 1 Price: \$2,510,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 153 sqm approx	Agent Comments
47 Draper St ALBERT PARK 3206 (REI/VG) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments

#### Account - Jellis Craig | P: 03 9864 5000



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