

# 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

20 Little Tribe Street, South Melbourne Vic 3205

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,910,000 Property Type House Suburb South Melbourne

Period - From 01/04/2022 to 31/03/2023 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	200 Napier St SOUTH MELBOURNE 3205	\$1,260,000	13/05/2023
2	7 Herbert Pl ALBERT PARK 3206	\$1,220,000	18/02/2023
3			

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: 18/05/2023 16:02



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**Property Type:** House

[Agent Comments](#)

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending March 2023: \$1,910,000

## Comparable Properties



**200 Napier St SOUTH MELBOURNE 3205 (REI)** [Agent Comments](#)

2 2 -

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)



**7 Herbert Pl ALBERT PARK 3206 (REI/VG)** [Agent Comments](#)

2 1 -

**Price:** \$1,220,000

**Method:** Auction Sale

**Date:** 18/02/2023

**Property Type:** House (Res)

**Land Size:** 99 sqm approx

[Agent Comments](#)

Only one bathroom however similar condition and land size

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.

**Account - Jellis Craig** | P: 03 8644 5500 | F: 03 9645 5393