

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

25 Little Lyell Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,862,500

Property Type

House

Suburb

South Melbourne

Period - From

01/10/2021

to

30/09/2022

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	21 Little Page St ALBERT PARK 3206	\$1,275,000	25/08/2022
2	11 Queen St SOUTH MELBOURNE 3205	\$1,210,000	13/08/2022
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:

10/11/2022 16:33

Peter Zervas

9068 4850

0405 682 173

peterz@whitefoxrealestate.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending September 2022: \$1,862,500



2 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



21 Little Page St ALBERT PARK 3206 (VG)

Agent Comments

2 - -

Price: \$1,275,000

Method: Sale

Date: 25/08/2022

Property Type: House - Attached House N.E.C.

Land Size: 93 sqm approx



11 Queen St SOUTH MELBOURNE 3205 (REI)

Agent Comments

2 1 -

Price: \$1,210,000

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

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.