

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

7/10 Boundary Street, South Melbourne Vic 3205

Indicative selling price

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

Range between

\$1,680,000

&

\$1,780,000

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	71 Swallow St PORT MELBOURNE 3207	\$1,755,000	24/03/2023
2	244 Danks St ALBERT PARK 3206	\$1,751,000	25/03/2023
3	341a Park St SOUTH MELBOURNE 3205	\$1,740,000	25/03/2023

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:

01/05/2023 16:16

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Indicative Selling Price

\$1,680,000 - \$1,780,000

Median House Price

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



3 2 1

Property Type:

Agent Comments

Comparable Properties



71 Swallow St PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,755,000

Method: Private Sale

Date: 24/03/2023

Property Type: House

Land Size: 196 sqm approx



244 Danks St ALBERT PARK 3206 (REI)

Agent Comments

3 1 -

Price: \$1,751,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)



341a Park St SOUTH MELBOURNE 3205 (REI)

Agent Comments

3 2 -

Price: \$1,740,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)