## Statement of Information

## Single residential property located in the Melbourne metropolitan area

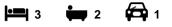
## Section 47AF of the Estate Agents Act 1980

Proper	ty offered for s	sale							
Address Including suburb and postcode		25/10 Boundary Street, South Melbourne Vic 3205							
Indicat	tive selling pric	ce							
For the	meaning of this p	orice see co	nsumer.vic.gov.au	ı/underquo	ting				
Range	s between \$1,40	0,000	& \$1,540,000						
Media	n sale price								
Medi	an price \$1,670,	000 P	roperty Type Hou	ıse	Su	burb	South Melbo	ourne	
Period	d - From 01/01/2	2023 to	31/12/2023	Sc	ource RE	IV			
Compa	arable property	/ sales (*D	elete A or B bel	ow as ap <sub>l</sub>	plicable	)			
<b>A*</b>	These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.								
Address of comparable property						Pr	ice	Date of sale	
1									
2									
3									
OR									
B* The estate agent or agent's representative reasonably believes that fewer than three comproperties were sold within two kilometres of the property for sale in the last six months.									
	This Statement of Information was prepared on:						19/02/2024 15:47		









Property Type: House Agent Comments

Indicative Selling Price \$1,400,000 - \$1,540,000 Median House Price Year ending December 2023: \$1,670,000

## Comparable Properties

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 - Marshall White | P: 03 9822 9999



