

## 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

212/54 BOUNDARY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

102/244 DORCAS STREET SOUTH MELBOURNE VIC 3205	\$540,000	19-Apr-24
1308/60 LORIMER STREET DOCKLANDS VIC 3008	\$515,000	26-Jan-24
308/13 POINT PARK CRESCENT DOCKLANDS VIC 3008	\$530,000	13-Jan-24

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 6 months.~~

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**102/244 DORCAS STREET SOUTH  
MELBOURNE VIC 3205**

Sold Price

<sup>RS</sup>

**\$540,000**

Sold Date

**19-Apr-24**

 1  1  1

Distance

**1.13km**



**1308/60 LORIMER STREET  
DOCKLANDS VIC 3008**

Sold Price

**\$515,000**

Sold Date

**26-Jan-24**

 1  1  1

Distance

**0.62km**



**308/13 POINT PARK CRESCENT  
DOCKLANDS VIC 3008**

Sold Price

**\$530,000**

Sold Date

**13-Jan-24**

 1  1  1

Distance

**0.89km**

RS = Recent sale

UN = Undisclosed Sale

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