

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

1904/18 HOFF BOULEVARD SOUTHBANK VIC 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 2023

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

706/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$650,000	09-Aug-23
5112/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$640,000	18-Dec-23
2206/560 LONSDALE STREET MELBOURNE VIC 3000	\$642,879	01-Aug-23

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.

This Statement of Information was prepared on: 31 January 2024

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**706/18 HOFF BOULEVARD
 SOUTHBANK VIC 3006**

2 2 -

Sold Price **\$650,000** Sold Date **09-Aug-23**

Distance **0.02km**



**5112/70 SOUTHBANK BOULEVARD
 SOUTHBANK VIC 3006**

2 2 -

Sold Price ^{RS} **\$640,000** Sold Date **18-Dec-23**

Distance **0.32km**



**2206/560 LONSDALE STREET
 MELBOURNE VIC 3000**

2 2 -

Sold Price **\$642,879** Sold Date **01-Aug-23**

Distance **1.54km**

RS = Recent sale UN = Undisclosed Sale

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