

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,000

Property type

Unit

Suburb

Southbank

Period-from

01 Oct 2022

to

30 Sep 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
2713/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$670,000	01-Oct-22
4504/245-251 CITY ROAD SOUTHBANK VIC 3006	\$656,000	31-Oct-22

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: 10 October 2023

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

 2  2  -

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

Distance **0km**



**2713/70 SOUTHBANK BOULEVARD  
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$670,000** Sold Date **01-Oct-22**

Distance **0.31km**



**4504/245-251 CITY ROAD  
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$656,000** Sold Date **31-Oct-22**

Distance **0.37km**

RS = Recent sale      UN = Undisclosed Sale

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