

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

2609/18 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

or range
between

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2023

to

29 Feb 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

4004/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$806,600	14-Nov-23
149/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$680,000	23-Feb-24
219/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$690,000	04-Dec-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: 06 March 2024



**4004/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$806,600** Sold Date **14-Nov-23**

Distance **0km**



**149/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price ^{RS} **\$680,000** Sold Date **23-Feb-24**

Distance **0.13km**



**219/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$690,000** Sold Date **04-Dec-23**

Distance **0.13km**



**82/100 KAVANAGH STREET
SOUTHBANK VIC 3006**

 2  2  1

Sold Price ^{RS} **\$675,000** Sold Date **13-Feb-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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