

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

310/18 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

\$499,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2023

to

31 May 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

| | | |
|--|-----------|-----------|
| 606/118 KAVANAGH STREET SOUTHBANK VIC 3006 | \$508,000 | 06-May-24 |
| 1408/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | \$520,000 | 22-Feb-24 |
| 5511/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006 | \$508,000 | 29-May-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.~~

This Statement of Information was prepared on: 18 June 2024



**606/118 KAVANAGH STREET
SOUTHBANK VIC 3006**

 1  1  -

Sold Price ^{RS} **\$508,000** ^{UN} Sold Date **06-May-24**

Distance **0.17km**



**1408/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 1  1  -

Sold Price **\$520,000** Sold Date **22-Feb-24**

Distance **0.31km**



**5511/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price ^{RS} **\$508,000** Sold Date **29-May-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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