

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 4904/18 Hoff Boulevard, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$750,000

Median sale price

Median price \$600,444

Property Type Unit

Suburb Southbank

Period - From 01/03/2023

to 29/02/2024

Source REIV

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 six 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
1	3312/60 Kavanagh St SOUTHBANK 3006	\$738,000	23/01/2024
2	3702/151 City Rd SOUTHBANK 3006	\$730,000	20/12/2023
3	149/100 Kavanagh St SOUTHBANK 3006	\$680,000	23/02/2024

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 six months.~~

This Statement of Information was prepared on:

01/03/2024 13:51



Property Type:
Agent Comments

Indicative Selling Price
\$750,000

Median Unit Price

01/03/2023 - 29/02/2024: \$600,444

Comparable Properties



3312/60 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$738,000
Method: Private Sale
Date: 23/01/2024
Property Type: Apartment



3702/151 City Rd SOUTHBANK 3006 (REI) Agent Comments



Price: \$730,000
Method: Private Sale
Date: 20/12/2023
Property Type: Apartment



149/100 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$680,000
Method: Private Sale
Date: 23/02/2024
Property Type: Apartment
Land Size: 96 sqm approx

Account - RT Edgar Albert Park | P: 03 9699 7222 | F: 03 9699 4545