

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 **5204/18 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)

Range between **\$790,000** & **\$830,000**

Median sale price

Median price **\$620,000** Property type **Unit** Suburb **Southbank**
Period - From **01/10/2023** to **31/12/2023** Source **REIV**

Comparable property sales

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. 2813/81 City Road Southbank VIC 3006	\$829,000.00	30/12/2023
2. 1712/81 City Road Southbank VIC 3006	\$823,000.00	30/10/2023
3. 4004/18 Hoff Boulevard Southbank VIC 3006	\$806,600.00	14/11/2023

This Statement of Information was prepared on: **29/03/2024**