

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

6404/18 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

\$1,598,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$541,799

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2022

to

31 May 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

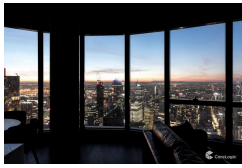
7302/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,526,500	13-Apr-23
7308/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,350,000	01-Jun-23
4605/35 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$1,528,000	17-Jan-23

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: 09 June 2023

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**7302/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 2 2

Sold Price **\$1,526,500** Sold Date **13-Apr-23**

Distance **0.31km**

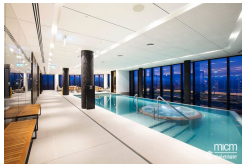


**7308/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 2 2

Sold Price ^{RS} **\$1,350,000** Sold Date **01-Jun-23**

Distance **0.31km**



**4605/35 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**

3 2 1

Sold Price **\$1,528,000** Sold Date **17-Jan-23**

Distance **0.39km**

RS = Recent sale **UN** = Undisclosed Sale

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