

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

6201/18 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

\$1,495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Southbank

Period-from

01 Jan 2023

to

31 Dec 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

5203/11 BALE CIRCUIT SOUTHBANK VIC 3006	\$1,650,000	01-Dec-23
7503/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,520,000	20-Jul-23
8207/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$1,629,000	15-Aug-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: 10 January 2024

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**5203/11 BALE CIRCUIT
SOUTHBANK VIC 3006**

 3  2  2

Sold Price ^{RS} **\$1,650,000** Sold Date **01-Dec-23**

Distance **0.04km**



**7503/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 3  2  2

Sold Price **\$1,520,000** Sold Date **20-Jul-23**

Distance **0.31km**



**8207/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 3  2  2

Sold Price **\$1,629,000** Sold Date **15-Aug-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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