

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

1408/19 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Southbank

Period-from

01 Feb 2023

to

31 Jan 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

5405/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$592,000	07-Nov-23
6501/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$617,000	12-Dec-23
2700/180 CITY ROAD SOUTHBANK VIC 3006	\$435,000	13-Dec-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: 24 February 2024



**5405/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

 1  1  -

Sold Price **\$592,000** Sold Date **07-Nov-23**

Distance **0.27km**



**6501/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$617,000** Sold Date **12-Dec-23**

Distance **0.27km**



**2700/180 CITY ROAD SOUTHBANK
VIC 3006**

 1  1  1

Sold Price **\$435,000** Sold Date **13-Dec-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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