

## 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

1111/19 HOFF BOULEVARD SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$599,000

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

3302/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$415,000	16-Sep-23
2802/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$408,000	11-Jun-23
86/100 KAVANAGH STREET SOUTHBANK VIC 3006	\$407,500	07-Jul-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: 26 February 2024



**3302/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$415,000** Sold Date **16-Sep-23**

Distance **0.05km**



**2802/18 HOFF BOULEVARD  
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$408,000** Sold Date **11-Jun-23**

Distance **0.05km**



**86/100 KAVANAGH STREET  
SOUTHBANK VIC 3006**

 1  1  -

Sold Price **\$407,500** Sold Date **07-Jul-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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