

## 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

3107/18 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

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$544,999

Property type

Unit

Suburb

Southbank

Period-from

01 Jun 2021

to

31 May 2022

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

|   |           |           |
|---|-----------|-----------|
| 106/173 CITY ROAD SOUTHBANK VIC 3006            | \$418,000 | 02-May-22 |
| 2303/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006 | \$420,000 | 24-Dec-21 |
| 1006/245-251 CITY ROAD SOUTHBANK VIC 3006       | \$430,000 | 03-May-22 |

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: 20 June 2022



**106/173 CITY ROAD SOUTHBANK  
VIC 3006**

Sold Price

<sup>RS</sup> **\$418,000** Sold Date **02-May-22**

 1  1  1

Distance **0.2km**



**2303/83 QUEENS BRIDGE STREET  
SOUTHBANK VIC 3006**

Sold Price

**\$420,000** Sold Date **24-Dec-21**

 1  1  1

Distance **0.31km**



**1006/245-251 CITY ROAD  
SOUTHBANK VIC 3006**

Sold Price

**\$430,000** Sold Date **03-May-22**

 1  1  1

Distance **0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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