

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

1906/18 Hoff Boulevard, Southbank Vic 3006

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$590,000

&

\$640,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Southbank

Period - From 04/01/2022

to

03/01/2023

Source REIV

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 six 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
1	1702/60 Kavanagh St SOUTHBANK 3006	\$630,000	12/10/2022
2	77/100 Kavanagh St SOUTHBANK 3006	\$625,000	05/10/2022
3	218/88 Kavanagh St SOUTHBANK 3006	\$600,000	03/10/2022

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 six months.~~

This Statement of Information was prepared on:

04/01/2023 13:01



Property Type: Serviced
Apartments/Holiday Units (Res)

Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

04/01/2022 - 03/01/2023: \$600,000

Comparable Properties



1702/60 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$630,000

Method: Private Sale

Date: 12/10/2022

Property Type: Apartment

77/100 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$625,000

Method: Private Sale

Date: 05/10/2022

Property Type: Apartment



218/88 Kavanagh St SOUTHBANK 3006 (REI) Agent Comments



Price: \$600,000

Method: Private Sale

Date: 03/10/2022

Property Type: Apartment

Account - Harcourts Vermont South | P: 03 98861008