

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 5101/18 Hoff Boulevard, Southbank Vic 3006

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Southbank

Period - From 01/10/2023 to 30/09/2024 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	295/22 Kavanagh St SOUTHBANK 3006	\$668,000	04/11/2024
2	2802/1 Balston St SOUTHBANK 3006	\$640,000	14/10/2024
3	3810/60 Kavanagh St SOUTHBANK 3006	\$670,000	06/09/2024

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: 19/11/2024 09:46



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
Year ending September 2024: \$590,000

Comparable Properties



295/22 Kavanagh St SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$668,000
Method: Private Sale
Date: 04/11/2024
Property Type: Apartment



2802/1 Balston St SOUTHBANK 3006 (REI)

Agent Comments

2 2 1

Price: \$640,000
Method: Private Sale
Date: 14/10/2024
Property Type: Apartment



3810/60 Kavanagh St SOUTHBANK 3006 (VG)

Agent Comments

2 - -

Price: \$670,000
Method: Sale
Date: 06/09/2024
Property Type: Strata Unit/Flat

Account - VICPROP



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