

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

1611/18 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

or range
between

\$565,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,500

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2024

to

28 Feb 2025

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

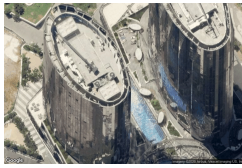
Date of sale

1111/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$555,000	01-Oct-24
3408/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$550,000	18-Mar-25
1504/18 HOFF BOULEVARD SOUTHBANK VIC 3006	\$570,000	29-Jul-24

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 March 2025



**1111/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price **\$555,000** Sold Date **01-Oct-24**

Distance **0km**



**3408/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  -

Sold Price ^{RS} **\$550,000** Sold Date **18-Mar-25**

Distance **0km**



**1504/18 HOFF BOULEVARD
SOUTHBANK VIC 3006**

 2  2  1

Sold Price **\$570,000** Sold Date **29-Jul-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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