

# **STATEMENT OF INFORMATION**

217 LYDIARD STREET N, SOLDIERS HILL, VIC 3350

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



217 LYDIARD STREET N, SOLDIERS HILL,  4  2  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,475,000 to \$1,525,000**

## MEDIAN SALE PRICE



**SOLDIERS HILL, VIC, 3350**

Suburb Median Sale Price (House)

01 October 2023 to 30 September 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**213 TALBOT ST, BALLARAT CENTRAL, VIC**

 4  2  1

Sale Price

**\$1,600,000**

Sale Date: 21/11/2022

Distance from Property: 1.7km



**46 WEBSTER ST, BALLARAT CENTRAL, VIC**

 3  3  1

Sale Price

**\$1,450,000**

Sale Date: 19/03/2022

Distance from Property: 739m



**433 DRUMMOND ST, LAKE WENDOUREE, VIC**

 3  2  2

Sale Price

**\$1,490,000**

Sale Date: 31/01/2022

Distance from Property: 1.1km



This report has been compiled on 11/11/2024 by McGrath Ballarat. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 217 LYDIARD STREET N, SOLDIERS HILL, VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$1,475,000 to \$1,525,000

### Median sale price

Median price: [ ] Property type: House Suburb: SOLDIERS HILL  
Period: 01 October 2023 to 30 September 2024 Source: pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
213 TALBOT ST, BALLARAT CENTRAL, VIC 3350	\$1,600,000	21/11/2022
46 WEBSTER ST, BALLARAT CENTRAL, VIC 3350	\$1,450,000	19/03/2022
433 DRUMMOND ST, LAKE WENDOUREE, VIC 3350	\$1,490,000	31/01/2022

This Statement of Information was prepared on: 11/11/2024