

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

816 Ligar Street Soldiers Hill VIC 3350

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

\$499,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

House

Suburb

Soldiers Hill

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

28 Gregory Street Black Hill VIC 3350	\$510,000	02-Oct-20
808 Armstrong Street North Soldiers Hill VIC 3350	\$515,000	25-Sep-20
305 Chisholm Street Black Hill VIC 3350	\$510,000	09-Dec-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 11 March 2021

McGrath

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28 Gregory Street Black Hill VIC 3350

3 1 1

Sold Price

\$510,000

Sold Date **02-Oct-20**

Distance **0.34km**



**808 Armstrong Street North
Soldiers Hill VIC 3350**

3 1 2

Sold Price

\$515,000

Sold Date **25-Sep-20**

Distance **0.38km**



305 Chisholm Street Black Hill VIC 3350

3 1 1

Sold Price

\$510,000

Sold Date **09-Dec-20**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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