

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 or
locality and postcode

304 Crompton Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$425,000 & \$445,000

Median sale price

Median price \$415,000 House X Unit Suburb or locality Soldiers Hill

Period - From 01/10/2016 to 30/09/2017 Source REIV

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 eighteen 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		
2		
3		

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 eighteen months.~~

304 Crompton Street, Soldiers Hill Vic 3350

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Indicative Selling Price

\$425,000 - \$445,000

Median House Price

Year ending September 2017: \$415,000



 3  1  1

Rooms:

Property Type: House

Land Size: 559 sqm approx

Agent Comments

From the moment you step foot through the gate, you are greeted with a sense of peace and comfort, from the beautifully landscaped gardens to the period charm of every room. Polished pine floorboards, Miele appliances, spacious 559m2 allotment & the proximity to the train station and CBD are just some of many features of this stunning home. Consisting of 3 Bedrooms (two with BIR's) with brand new carpet, charming dining room, comfortable lounge with heritage stove, updated kitchen, transformed bathroom & laundry.

Comparable Properties

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