

# 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

107 Clyde Street, Soldiers Hill Vic 3350

### Indicative selling price

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

Range between \$395,000 & \$430,000

### Median sale price

Median price \$537,500 Property Type House Suburb Soldiers Hill

Period - From 01/04/2020 to 31/03/2021 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 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
1	307 Havelock St SOLDIERS HILL 3350	\$419,888	10/02/2021
2	103 Comb St SOLDIERS HILL 3350	\$415,000	11/05/2021
3	8 Comb St SOLDIERS HILL 3350	\$407,500	03/03/2021

**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:

13/05/2021 11:41



3   1   1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 394 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$395,000 - \$430,000  
**Median House Price**  
Year ending March 2021: \$537,500

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

## Comparable Properties



**307 Havelock St SOLDIERS HILL 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$419,888  
**Method:** Private Sale  
**Date:** 10/02/2021  
**Property Type:** House  
**Land Size:** 244 sqm approx



**103 Comb St SOLDIERS HILL 3350 (REI)**

**Agent Comments**

3   1   1

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 11/05/2021  
**Property Type:** House



**8 Comb St SOLDIERS HILL 3350 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$407,500  
**Method:** Private Sale  
**Date:** 03/03/2021  
**Property Type:** House  
**Land Size:** 559 sqm approx