

# STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

206 Howard Street, Soldiers Hill, VIC 3350

### Indicative selling price

Single Price or Range between

**\$550,000 - \$580,000**

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

### Median sale price

Median Price

**\$475,000**

Property Type

**House**

Suburb

**SOLDIERS HILL**

Period From

**26/05/2018**

Period To

**26/11/2019**

Source

**Core Logic**

### Comparable property sales

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



**207 HOWARD STREET  
SOLDIERS HILL**

3  1  2 

Price \$580,000

Date of Sale 12/10/2019

Land 464 sqm



**519 LYDIARD STREET NORTH  
SOLDIERS HILL**

3  1  4 

Price \$585,000

Date of Sale 21/08/2019

Land 511 sqm



**106 HOWARD STREET  
SOLDIERS HILL**

3  1  2 

Price \$550,000

Date of Sale 14/05/2019

Land 515 sqm