

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

4A Howard Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$260,000

&

\$280,000

Median sale price

Median price \$440,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From 01/07/2017

to

30/06/2018

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	13 Ebdon St BALLARAT EAST 3350	\$237,500	16/04/2018
2	13 The Grange SOLDIERS HILL 3350	\$230,000	21/12/2017
3	6/513 Nicholson St BLACK HILL 3350	\$224,000	09/04/2018

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.

Dylan Thomson

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Indicative Selling Price

\$260,000 - \$280,000

Median House Price

Year ending June 2018: \$440,000



2 -

Rooms:**Property Type:** Land**Land Size:** 662 sqm approx

Agent Comments

Located only minutes from the heart of the Ballarat CBD, this transportable home offers a blue chip location combined with endless possibilities, sitting on approx 662m2 this home could be purchased to occupy, as an affordable investment or have the house removed and build your dream home in this sought after location (STCA). Comprising of 2 bedrooms, 1 bathroom and an open plan kitchen, living and dining area this home will appeal to all buyers. Other features include carport and extra shedding/workshop and low maintenance gardens.

Comparable Properties

**13 Ebdon St BALLARAT EAST 3350 (REI/VG)**

Agent Comments

2 1 1

Price: \$237,500**Method:** Private Sale**Date:** 16/04/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 624 sqm approx**13 The Grange SOLDIERS HILL 3350 (REI/VG)**

Agent Comments

2 1 1

Price: \$230,000**Method:** Private Sale**Date:** 21/12/2017**Rooms:** -**Property Type:** Unit**6/513 Nicholson St BLACK HILL 3350 (REI)**

Agent Comments

2 1 1

Price: \$224,000**Method:** Private Sale**Date:** 09/04/2018**Rooms:** 4**Property Type:** Unit