

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

2/507 Howitt Street, Soldiers Hill Vic 3350

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$455,000

Property Type Unit

Suburb Soldiers Hill

Period - From 09/01/2022

to 08/01/2023

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	1/3 Rickey Ct WENDOUREE 3355	\$397,000	31/03/2022
2	2/205 Ripon St.S BALLARAT CENTRAL 3350	\$390,000	03/08/2021
3	2/1133 Grevillea Rd WENDOUREE 3355	\$384,000	03/10/2022

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:

09/01/2023 09:46



2 1 2

Rooms: 4

Property Type: Townhouse (Unit)

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$395,000

Median Unit Price

09/01/2022 - 08/01/2023: \$455,000

Comparable Properties



1/3 Rickey Ct WENDOUREE 3355 (REI/VG)

Agent Comments

2 1 1

Price: \$397,000

Method: Private Sale

Date: 31/03/2022

Property Type: Unit

Land Size: 289 sqm approx



2/205 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

2 1 1

Price: \$390,000

Method: Private Sale

Date: 03/08/2021

Property Type: Unit

Land Size: 204 sqm approx



2/1133 Grevillea Rd WENDOUREE 3355 (VG)

Agent Comments

2 - -

Price: \$384,000

Method: Sale

Date: 03/10/2022

Property Type: Flat/Unit/Apartment (Res)