

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

521 Ligar Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$450,000

&

\$475,000

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	606 Ligar St SOLDIERS HILL 3350	\$520,000	25/02/2018
2	609 Ligar St SOLDIERS HILL 3350	\$510,000	30/01/2018
3	308 Ligar St SOLDIERS HILL 3350	\$425,000	25/07/2017

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.



 3  1  1

Rooms:

Property Type: House (Res)

Land Size: 400 sqm approx

Agent Comments

Indicative Selling Price

\$450,000 - \$475,000

Median House Price

Year ending June 2018: \$440,000

Comparable Properties



606 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$520,000

Method: Private Sale

Date: 25/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 838 sqm approx



609 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$510,000

Method: Private Sale

Date: 30/01/2018

Rooms: -

Property Type: House

Land Size: 541 sqm approx



308 Ligar St SOLDIERS HILL 3350 (REI)

Agent Comments

 3  1  2

Price: \$425,000

Method: Private Sale

Date: 25/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 222 sqm approx