

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

605 Havelock Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between

\$690,000

&

\$740,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Soldiers Hill

Period - From

01/01/2019

to

31/12/2019

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	315 Lydiard St.N SOLDIERS HILL 3350	\$730,000	13/03/2020
2	606 Howard St SOLDIERS HILL 3350	\$650,000	18/11/2019
3	104 Clarendon St SOLDIERS HILL 3350	\$645,000	01/05/2019

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:

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Property Type: House
Land Size: 1321 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$740,000
Median House Price
Year ending December 2019: \$485,000

Comparable Properties



315 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 13/03/2020
Property Type: House
Land Size: 441 sqm approx



606 Howard St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 18/11/2019
Property Type: House
Land Size: 547 sqm approx



104 Clarendon St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 01/05/2019
Rooms: 5
Property Type: House (Res)
Land Size: 368 sqm approx