

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

403 Lydiard Street North, Soldiers Hill 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$690,000 & \$740,000

*Median sale price

Median price Property type Suburb

Period - From to Source

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
305 Armstrong Street North Soldiers Hill VIC 3350	\$695,000	17/11/2021
520 Neill Street Soldiers Hill VIC 3350	\$720,000	07/10/2021
412 Peel Street North Black Hill VIC 3350	\$720,000	17/11/2021

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

This Statement of Information was prepared on: 25/11/2021