

STATEMENT OF INFORMATION

406 MACARTHUR STREET, SOLDIERS HILL, VIC 3350

PREPARED BY JIM BAMBRIDGE, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



406 MACARTHUR STREET, SOLDIERS

 2  1  1

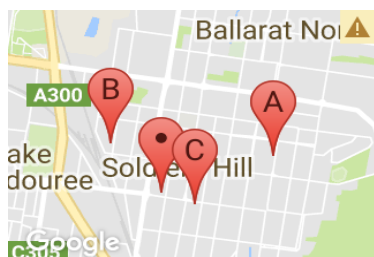
Indicative Selling Price

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

Price Range: \$423,000 to \$467,000

Provided by: Jim Bambridge, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



SOLDIERS HILL, VIC, 3350

Suburb Median Sale Price (House)

\$415,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



609 PEEL ST, BLACK HILL, VIC 3350

 2  1  2

Sale Price

\$420,600

Sale Date: 06/11/2017

Distance from Property: 777m



109 CROMPTON ST, SOLDIERS HILL, VIC 3350

 3  1  2

Sale Price

***\$475,000**

Sale Date: 13/02/2018

Distance from Property: 493m



203 MACARTHUR ST, SOLDIERS HILL, VIC 3350

 3  1  2

Sale Price

***\$440,000**

Sale Date: 05/02/2018

Distance from Property: 232m



This report has been compiled on 20/03/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

406 MACARTHUR STREET, SOLDIERS HILL, VIC 3350

Indicative selling price

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

Price Range:

\$423,000 to \$467,000

Median sale price

Median price

\$415,000

House

X

Unit

Suburb

SOLDIERS HILL

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
609 PEEL ST, BLACK HILL, VIC 3350	\$420,600	06/11/2017
109 CROMPTON ST, SOLDIERS HILL, VIC 3350	*\$475,000	13/02/2018
203 MACARTHUR ST, SOLDIERS HILL, VIC 3350	*\$440,000	05/02/2018