

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

409 Ligar Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between

\$350,000

&

\$375,000

Median sale price

Median price

\$485,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From

01/04/2018

to

31/03/2019

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 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	303 Ligar St SOLDIERS HILL 3350	\$390,000	15/09/2018
2	506 Ligar St SOLDIERS HILL 3350	\$390,000	19/04/2018
3	7 Princes St.N BALLARAT EAST 3350	\$350,000	16/05/2019

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 eighteen months.

409 Ligar Street, Soldiers Hill Vic 3350

Janeen Stewart

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Indicative Selling Price

\$350,000 - \$375,000

Median House Price

Year ending March 2019: \$485,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 469 sqm approx

Agent Comments

Comparable Properties



303 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Auction Sale

Date: 15/09/2018

Rooms: -

Property Type: House

Land Size: 223 sqm approx



506 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 19/04/2018

Rooms: 4

Property Type: House

Land Size: 656 sqm approx



7 Princes St.N BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 16/05/2019

Rooms: -

Property Type: House