

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

519 Lydiard Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$492,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From 01/07/2018

to

30/06/2019

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	410 Doveton St.N SOLDIERS HILL 3350	\$625,000	03/05/2019
2	505 Howard St SOLDIERS HILL 3350	\$610,000	15/12/2018
3	207 Chisholm St SOLDIERS HILL 3350	\$585,000	02/11/2018

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.

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Indicative Selling Price

\$580,000 - \$620,000

Median House Price

Year ending June 2019: \$492,000



 3  1  4

Rooms:

Property Type: House (Res)

Land Size: 511 sqm approx

Agent Comments

Comparable Properties



410 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

 4  2  2

Price: \$625,000

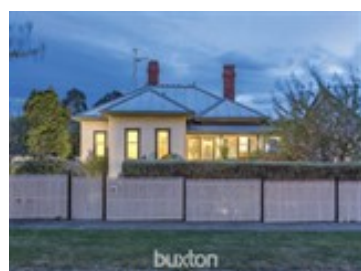
Method: Private Sale

Date: 03/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 573 sqm approx



505 Howard St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 3  1  2

Price: \$610,000

Method: Private Sale

Date: 15/12/2018

Rooms: -

Property Type: House

Land Size: 1073 sqm approx



207 Chisholm St SOLDIERS HILL 3350 (VG)

Agent Comments

 3  -  -

Price: \$585,000

Method: Sale

Date: 02/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 623 sqm approx