

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

309 Armstrong Street North, Soldiers Hill 3350
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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 \$890,000 & \$940,000

Median sale price

Median price \$568,000 Property type *House* Suburb *Soldiers Hill*

Period - From 01/02/2021 to 31/01/2021 Source *Corelogic*

Comparable property sales

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
24 Talbot Street South Ballarat Central VIC 3350	\$915,000	03.11.2021
1135 Eyre Street Newington VIC 3350	\$890,000	20.05.2021
55 Webster Street Ballarat Central VIC 3350	\$900,000	11.06.2021

This Statement of Information was prepared on: 17.02.2022