

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 406 Neill Street, Soldiers Hill Vic 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 \$1,275,000 & \$1,325,000

Median sale price

Median price \$680,000 Property type House Suburb Soldiers Hill

Period - From 01/11/2021 to 31/10/2022 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
18 St Glens Way, Lake Gardens Vic 3355	\$1,380,000	01/02/2022
1 Service Street, Lake Wendouree Vic 3350	\$1,450,000	14/04/2022
1348 Gregory Street, Lake Wendouree Vic 3350	\$1,385,000	28/07/2022

This Statement of Information was prepared on: 23.01.2023