

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

504 Gregory Street, Soldiers Hill Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$565,000 & \$595,000

#### Median sale price

Median price \$485,000 House X Unit Suburb 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 two kilometres of the property for sale in the last six 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 Talbot St.S BALLARAT CENTRAL 3350 | \$584,750 | 04/02/2019   |
| 2 | 320 Ripon St.S BALLARAT CENTRAL 3350  | \$576,000 | 15/04/2019   |
| 3 | 128 Raglan St.S BALLARAT CENTRAL 3350 | \$550,000 | 06/05/2019   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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**Rooms:** 6**Property Type:** House**Land Size:** 523 sqm approx

Agent Comments

A wonderful opportunity to secure a beautifully renovated period home in popular Soldiers Hill. Ideally located just 400m from St Columba's Primary school, 1.2km from Northway shopping centre, 1.7km to the train station and CBD. Renovated to exacting standards this home has been re-stumped, re-wired, and re-plumbed. The light filled north facing open plan living, dining and kitchen area is a standout feature of this home. With garden views from the feature leadlight windows, the wonderful double glazed timber bifold doors from the living zone open to the rear deck.

## Comparable Properties



**410 Talbot St.S BALLARAT CENTRAL 3350**  
(REI/VG)

Agent Comments

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**Price:** \$584,750**Method:** Sold Before Auction**Date:** 04/02/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 626 sqm approx

**320 Ripon St.S BALLARAT CENTRAL 3350**  
(REI)

Agent Comments

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 1

**Price:** \$576,000**Method:** Private Sale**Date:** 15/04/2019**Rooms:** -**Property Type:** House**Land Size:** 412 sqm approx

**128 Raglan St.S BALLARAT CENTRAL 3350**  
(REI)

Agent Comments

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**Price:** \$550,000**Method:** Private Sale**Date:** 06/05/2019**Rooms:** -**Property Type:** House**Land Size:** 500 sqm approx