



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**522 Lydiard Street North,
SOLDIERS HILL 3350**

House



3 beds



2 baths



3 parking

Indicative selling price

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

Range \$520,000 - \$560,000

Median sale price

Median **House** for **Soldiers Hill** for period **Apr 2014 - Apr 2017**

Sourced from **Core Logic**.

\$335,000

Comparable property sales

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 the most comparable to the property for sale.

506 Lydiard Street North,
Soldiers Hill 3350

Price \$502,000 Sold 13 May
2017

506A Lydiard Street North,
Soldiers Hill 3350

Price \$508,500 Sold 13 April
2017

621 Lydiard Street North,
Soldiers Hill 3350

Price \$641,955 Sold 05 April
2016

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

Contact agents



Don Hanlon
PRDnationwide

(03) 5331 1111
0429 199 158
donh@prdballarat.com.au

