

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

204 Doveton Crescent, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$480,000 Property Type House Suburb Soldiers Hill

Period - From 22/04/2019 to 21/04/2020 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 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
1	606 Howard St SOLDIERS HILL 3350	\$650,000	18/11/2019
2	104 Clarendon St SOLDIERS HILL 3350	\$645,000	01/05/2019
3	5 Howard St SOLDIERS HILL 3350	\$605,000	07/12/2019

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 18 months.~~

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Indicative Selling Price

\$590,000 - \$630,000

Median House Price

22/04/2019 - 21/04/2020: \$480,000



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 418 sqm approx

Agent Comments

Comparable Properties



606 Howard St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**

3 2 4

Price: \$650,000

Method: Private Sale

Date: 18/11/2019

Property Type: House

Land Size: 547 sqm approx



104 Clarendon St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**

3 2 1

Price: \$645,000

Method: Private Sale

Date: 01/05/2019

Rooms: 5

Property Type: House (Res)

Land Size: 368 sqm approx



5 Howard St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**

3 1 2

Price: \$605,000

Method: Private Sale

Date: 07/12/2019

Rooms: 5

Property Type: House (Res)

Land Size: 552 sqm approx