

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 and
postcode

206 CHISHOLM 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,500

Property type

House

Suburb

Soldiers Hill

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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

510 LIGAR STREET SOLDIERS HILL VIC 3350	\$745,000	08-Nov-21
211 CHISHOLM STREET SOLDIERS HILL VIC 3350	\$670,000	28-Feb-22
209 CHISHOLM STREET SOLDIERS HILL VIC 3350	\$765,000	26-Sep-22

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.

This Statement of Information was prepared on: 16 March 2023



510 LIGAR STREET SOLDIERS HILL VIC 3350

Sold Price

\$745,000

Sold Date

08-Nov-21



3



1



2

Distance

0.09km



211 CHISHOLM STREET SOLDIERS HILL VIC 3350

Sold Price

\$670,000

Sold Date

28-Feb-22



3



1



2

Distance

0.09km



209 CHISHOLM STREET SOLDIERS HILL VIC 3350

Sold Price

\$765,000

Sold Date

26-Sep-22



3



1



2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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