

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

209 Brougham Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$551,500 Property Type House Suburb Soldiers Hill

Period - From 20/01/2020 to 19/01/2021 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	2 Macarthur St SOLDIERS HILL 3350	\$480,000	16/06/2020
2	415a Ligar St SOLDIERS HILL 3350	\$465,000	01/05/2020
3	3 Brougham St SOLDIERS HILL 3350	\$460,000	03/04/2020

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:

20/01/2021 14:26



3 1 1

Property Type: House (Res)

Land Size: 430 sqm approx

Agent Comments

Comparable Properties



2 Macarthur St SOLDIERS HILL 3350 (REI/VG) Agent Comments

3 1 1

Price: \$480,000

Method: Private Sale

Date: 16/06/2020

Rooms: 4

Property Type: House

Land Size: 407 sqm approx



415a Ligar St SOLDIERS HILL 3350 (REI/VG) Agent Comments

3 1 2

Price: \$465,000

Method: Private Sale

Date: 01/05/2020

Property Type: House

Land Size: 520 sqm approx



3 Brougham St SOLDIERS HILL 3350 (REI/VG) Agent Comments

3 1 4

Price: \$460,000

Method: Private Sale

Date: 03/04/2020

Rooms: 4

Property Type: House (Res)

Land Size: 400 sqm approx