



Adam Tucci  
P 0353663612  
M 0411077128  
E adam@raynerrealestate.com.au

## STATEMENT OF INFORMATION

Prepared on 14 Sep 2018

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

704A Neill Street Soldiers Hill VIC 3350

3 1 1

### Indicative Selling Price

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

Single Price \$395,000

### Median Sale Price

\$442,500 Houses in Soldiers hill between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 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.



**704 Neill Street Soldiers Hill VIC 3350**

2 1 1

Sold Price **\$365,000** Sold Date **09-Mar-18**

Distance **0.02km**



**703 Neill Street Soldiers Hill VIC 3350**

3 1 2

Sold Price **\$500,000** Sold Date **17-May-18**

Distance **0.06km**



**115 Gregory Street Soldiers Hill VIC 3350**

2 1 1

Sold Price **\$401,000** Sold Date **13-Aug-18**

Distance **0.12km**

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