

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

530 Armstrong Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$390,000

&

\$420,000

Median sale price

Median price \$500,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From 01/07/2018

to

30/09/2018

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 eighteen 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	1 Chesterfield Ct SOLDIERS HILL 3350	\$420,000	16/10/2018
2	115 Crompton St SOLDIERS HILL 3350	\$410,000	17/03/2018
3	506 Ligar St SOLDIERS HILL 3350	\$390,000	19/04/2018

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 eighteen months.

530 Armstrong Street North, Soldiers Hill Vic 3350

Sean Toohey

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Indicative Selling Price

\$390,000 - \$420,000

Median House Price

September quarter 2018: \$500,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



1 Chesterfield Ct SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 16/10/2018

Rooms: -

Property Type: House

Land Size: 560 sqm approx



115 Crompton St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 17/03/2018

Rooms: -

Property Type: House

Land Size: 1090 sqm approx



506 Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 19/04/2018

Rooms: 4

Property Type: House

Land Size: 656 sqm approx