

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1-20/906 Lydiard Street North, Soldiers Hill, VIC 3350

Indicative selling price

\$ 440000

Range between

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

Median sale price

Median price
\$ 400,500

House

*Delete house or unit as applicable

Suburb
Soldiers Hill

Period
01/02/2018 - 01/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**800C DOVETON STREET NORTH
SOLDIERS HILL**

2

\$429,500
Date Sold 21/12/2018
Land 290 sqm



**304 CROMPTON STREET
SOLDIERS HILL**

3 **1** **1**

Normal Sale \$445,000
Date Sold 01/02/2018
Land 559 sqm



**604 LIGAR STREET
SOLDIERS HILL**

3 **1** **2**

\$462,000
Date Sold 01/02/2019
Land 956 sqm

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