

STATEMENT OF INFORMATION

8 DOVETON CRESCENT, SOLDIERS HILL, VIC 3350

PREPARED BY MARK VORSTENBOSCH, RED CIRCLE REAL ESTATE BALLARAT

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 DOVETON CRESCENT, SOLDIERS HILL, VIC 3350

Indicative selling price

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

Price Range:

\$495,000 to \$519,000

Median sale price

Median price

\$427,500

House

X

Unit

Suburb

SOLDIERS HILL

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
601 LYDIARD ST, BALLARAT CENTRAL, VIC 3350	**\$521,025	16/04/2018
5 LITTLE RAGLAN ST, BALLARAT CENTRAL, VIC 3350	*\$595,000	08/06/2018
308 DRUMMOND ST, BALLARAT CENTRAL, VIC 3350	\$580,000	16/03/2018