

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

201 Neill Street Soldiers Hill VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$670,000 & \$720,000

Median sale price

Median price

\$720,000

Property type

House

Suburb

Soldiers Hill

Period - From

01.01.2022

to

31.12.2022

Source

Corelogic

Comparable property sales

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

312 Neill Street Soldiers Hill VIC 3350	\$685,000	08.04.2022
201 Clarendon Street Soldiers Hill VIC 3350	\$680,000	10.08.2022
46 Ebden Street Ballarat East VIC 3350	\$746,500	09.08.2022

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:

23.01.2023