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

113 Crompton Street, Soldiers Hill Vic 3350

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$399,000

Median sale price*

Median price	Pro	operty Type			Suburb	Soldiers Hill
Period - From	to		So	urce		

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	1 Penhall Way BALLARAT EAST 3350	\$445,000	21/09/2022
2	2 Tawny CI BALLARAT EAST 3350	\$400,000	05/09/2023
3	7 Bells La BROWN HILL 3350	\$360,000	07/11/2022

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:

24/01/2024 13:35

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: Land **Land Size:** 582 sqm approx Agent Comments Indicative Selling Price \$399,000 No median price available

Comparable Properties



Agent Comments



Price: \$445,000 Method: Sale Date: 21/09/2022 Property Type: Land Land Size: 891 sqm approx



2 Tawny CI BALLARAT EAST 3350 (REI/VG)



Price: \$400,000 Method: Private Sale Date: 05/09/2023 Property Type: Land (Res) Land Size: 894 sqm approx

7 Bells La BROWN HILL 3350 (VG)

Agent Comments

Agent Comments



Price: \$360,000 Method: Sale Date: 07/11/2022 Property Type: Land Land Size: 621 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

propertydata



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