

## 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 and  
postcode

801A ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Soldiers Hill

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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.

Address of comparable property

Price

Date of sale

201 NEILL STREET SOLDIERS HILL VIC 3350	\$720,000	13-Feb-23
4/128 WEBSTER STREET LAKE WENDOUREE VIC 3350	\$705,000	21-Feb-23
403 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$722,700	06-Dec-21

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: 01.05.2023



**201 NEILL STREET SOLDIERS HILL  
VIC 3350**

 4  2  2

Sold Price

**\$720,000**

Sold Date

**13-Feb-23**

Distance

**1.3km**



**4/128 WEBSTER STREET LAKE  
WENDOUREE VIC 3350**

 2  1  1

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date

**21-Feb-23**

Distance

**1.74km**



**403 LYDIARD STREET NORTH  
SOLDIERS HILL VIC 3350**

 3  1  -

Sold Price

**\$722,700**

Sold Date

**06-Dec-21**

Distance

**0.92km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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