

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

406 Lydiard Street North, Soldiers Hill 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 \$395,000 & \$420,000

Median sale price

Median price \$475,000

Property type House

Suburb Soldiers Hill

Period - From 01/09/2018

to

31/08/2019

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
804 Macarthur Street, Ballarat Central 3350	\$415,000	26/11/2018
115 Gregory Street, Soldiers Hill 3350	\$401,000	13/08/2018
1 Chesterfield Court, Soldiers Hill 3350	\$420,000	17/10/2018

This Statement of Information was prepared on: 20/08/2019