

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address: 505 Howard Street Soldiers Hill

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$640,000 & \$670,000




Median sale price

Median price: \$425,000 House Suburb: Soldiers Hill
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.




**1 Macarthur St
SOLDIERS HILL**

4  3  2 

"Once in a blue moon such a bespoke house comes on the market. Desirably located in Soldiers Hill it is minutes to the

Sold by Auction \$632,000
Date Sold 29/07/2017
Land 615 SqM

**618 Armstrong St.N
SOLDIERS HILL**

4  1  1 

Located just minutes from the CBD and train station, this Classic Victorian residence omits character and charm. Set on a

Sold by Private Sale \$670,000
Date Sold 24/11/2017
Land 1,027 SqM

**12 Frank St
BALLARAT CENTRAL**

3  1  3 

Situated in the heart of the Ballarat CBD, in one of Ballarat's most iconic streets sits this beautiful period home ready for new

Sold by Auction \$700,000
Date Sold 06/10/2018
Land 791 SqM