

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

509 DOVETON STREET NORTH 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

House

Suburb

Soldiers Hill

Period-from

01 Nov 2023

to

31 Oct 2024

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

403 GREGORY STREET SOLDIERS HILL VIC 3350	\$570,000	19-Jan-24
306A ERRARD STREET SOUTH BALLARAT CENTRAL VIC 3350	\$625,000	30-May-23
409 ASCOT STREET SOUTH BALLARAT CENTRAL VIC 3350	\$625,000	17-Aug-23

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: 08 November 2024



**403 GREGORY STREET SOLDIERS
HILL VIC 3350**

4 1 -

Sold Price

\$570,000

Sold Date

19-Jan-24

Distance

0.53km



**306A ERRARD STREET SOUTH
BALLARAT CENTRAL VIC 3350**

4 1 1

Sold Price

\$625,000

Sold Date

30-May-23

Distance

2.15km



**409 ASCOT STREET SOUTH
BALLARAT CENTRAL VIC 3350**

4 2 3

Sold Price

Sold Date

17-Aug-23

Distance

2.48km

RS = Recent sale

UN = Undisclosed Sale

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