

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

3/503 Lydiard Street North, Soldiers Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$399,000 & \$430,000

Median sale price

Median price \$439,000 House ☒ Unit ☐ Suburb or locality Soldiers Hill

Period - From 01/04/2017 to 31/03/2018 Source REIV

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 eighteen 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
1	1/210 Talbot St.S BALLARAT CENTRAL 3350	\$417,755	28/03/2018
2	9 Webster St BALLARAT CENTRAL 3350	\$400,000	23/11/2017
3	213 Dawson St.S BALLARAT CENTRAL 3350	\$398,000	12/07/2017

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 eighteen months.

Brooke Reynolds

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Indicative Selling Price

\$399,000 - \$430,000

Median House Price

Year ending March 2018: \$439,000



3
 2
 1

Rooms:**Property Type:** Townhouse (Res)

Agent Comments

Situated in a tree lined street within walking distance to the train station, ballarat CBD, schools and parks is this timeless and quality built 3 bedroom terrace. The functional floorplan has been well designed with the downstairs area comprising formal lounge, powder room, open plan kitchen meals (offering modern stainless steel appliances, dishwasher and lots of cupboard space). Upstairs boasts 3 bedrooms (2 with robes) Ensuite to master and the main bathroom conveniently located between bedroom 2 and 3 offers a separate shower and bath.

Comparable Properties



1/210 Talbot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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 2
 2

Price: \$417,755**Method:** Private Sale**Date:** 28/03/2018**Rooms:** -**Property Type:** Unit

9 Webster St BALLARAT CENTRAL 3350 (VG)

Agent Comments

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Price: \$400,000**Method:** Sale**Date:** 23/11/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 969 sqm approx

213 Dawson St.S BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

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 1
 1

Price: \$398,000**Method:** Private Sale**Date:** 12/07/2017**Rooms:** -**Property Type:** House**Land Size:** 247 sqm approx