

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

516 Ligar Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$465,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From 01/01/2018

to

31/12/2018

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	222 Drummond St.N BALLARAT CENTRAL 3350	\$1,150,000	07/12/2017
2	908 Havelock St BALLARAT NORTH 3350	\$1,040,000	02/07/2018
3	418 Drummond St.N LAKE WENDOUREE 3350	\$875,000	16/10/2018

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.



4
 2
 2

Rooms: 6

Property Type: House

Land Size: 1045 sqm approx

Agent Comments

This immaculately presented double-fronted home is a perfect blend of period elegance and contemporary design. Situated on a substantial lot of 1060m2 (approx.), the classic Victorian has been renovated and extended to capitalise on the natural north and western light with stunning results. The home is framed by a wide veranda and features a typical Victorian floorplan including formal lounge, large master bedroom (built-in-fire place, walk in robe and ensuite) and three additional spacious bedrooms with ample robe space.

Comparable Properties



222 Drummond St.N BALLARAT CENTRAL 3350 (REI/VG)

Agent Comments

4
 2
 3

Price: \$1,150,000

Method: Private Sale

Date: 07/12/2017

Rooms: 11

Property Type: House

Land Size: 1000 sqm approx



908 Havelock St BALLARAT NORTH 3350 (REI/VG)

Agent Comments

4
 2
 1

Price: \$1,040,000

Method: Private Sale

Date: 02/07/2018

Rooms: -

Property Type: House

Land Size: 3100 sqm approx



418 Drummond St.N LAKE WENDOUREE 3350 (REI)

Agent Comments

4
 2
 1

Price: \$875,000

Method: Private Sale

Date: 16/10/2018

Rooms: -

Property Type: House