

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

603 Howard Street, Soldiers Hill, VIC 3350

Indicative selling price

\$ 475,000 - \$495,000

Range between

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

Median sale price

Median price
\$ 447,500

House

*Delete house or unit as applicable

Suburb
SOLDIERS HILL

Period
22/09/2018 - 21/03/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**6 MUIR CRESCENT
NEWINGTON**

3 2 1

Normal Sale \$480,000
Date Sold 25/10/2018
Land 704 sqm



**603 LYDIARD STREET
SOLDIERS HILL**

3 1 1

Agents Advice - Sale *\$492,000
Date Sold 11/12/2018
Land 742 sqm



**521 LIGAR STREET
SOLDIERS HILL**

3 1 1

Normal Sale \$460,000
Date Sold 31/10/2018
Land 380 sqm