

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

206 Neill Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$660,000 Property Type House Suburb Soldiers Hill

Period - From 01/04/2024 to 30/06/2024 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 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
1	517B Lydiard St SOLDIERS HILL 3350	\$547,000	12/03/2024
2	209 Brougham St SOLDIERS HILL 3350	\$520,000	12/01/2024
3	514 Neill St SOLDIERS HILL 3350	\$495,000	21/08/2023

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:

26/09/2024 14:21



 3
  1
  1

Property Type: House

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median House Price

June quarter 2024: \$660,000

Comparable Properties



517B Lydiard St SOLDIERS HILL 3350 (VG)

Agent Comments

 2
  -
  -

Price: \$547,000

Method: Sale

Date: 12/03/2024

Property Type: House (Res)

Land Size: 506 sqm approx



209 Brougham St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$520,000

Method: Private Sale

Date: 12/01/2024

Property Type: House

Land Size: 429 sqm approx



514 Neill St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 4
  1
  1

Price: \$495,000

Method: Private Sale

Date: 21/08/2023

Property Type: House

Land Size: 469 sqm approx

Account - Fletchers | P: 03 5333 4797