

## 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

811 DOVETON STREET NORTH SOLDIERS HILL VIC 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$825,000

#### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Soldiers Hill

Period-from

01 Oct 2021

to

30 Sep 2022

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

625 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$822,500	06-Oct-22
806 LYDIARD STREET NORTH SOLDIERS HILL VIC 3350	\$815,000	31-Aug-22
303 SEYMOUR STREET SOLDIERS HILL VIC 3350	\$850,000	02-Sep-22

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: 03.11.2022



625 ARMSTRONG STREET NORTH  
SOLDIERS HILL VIC 3350

\$822,500 Sold Date 06-Oct-22

 3       2       1

Distance 0.28km



806 LYDIARD STREET NORTH  
SOLDIERS HILL VIC 3350

RS \$815,000 Sold Date 31-Aug-22

 3       2       2

Distance 0.32km



303 SEYMOUR STREET SOLDIERS  
HILL VIC 3350

RS  
\$850,000 Sold Date 02-Sep-22

 3       2       1

Distance 1.29km

RS = Recent sale                      UN = Undisclosed Sale

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