

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

614 Armstrong Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between

\$540,000

&

\$570,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Soldiers Hill

Period - From

25/06/2019

to

24/06/2020

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	519 Lydiard St.N SOLDIERS HILL 3350	\$585,000	21/08/2019
2	402 Howard St SOLDIERS HILL 3350	\$565,000	28/11/2019
3	204 Doveton Cr SOLDIERS HILL 3350	\$555,000	21/05/2020

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:

25/06/2020 09:51

Francesca Nicol

03 5331 3911

0412 276 899

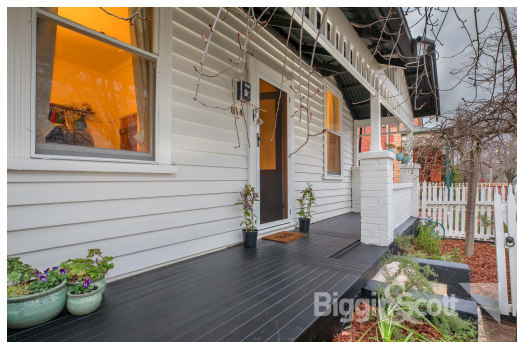
fnicol@bigginScott.com.au

Indicative Selling Price

\$540,000 - \$570,000

Median House Price

25/06/2019 - 24/06/2020: \$500,000



3 1 1

Property Type: House (Res)

Land Size: 459 sqm approx

Agent Comments

Comparable Properties



519 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 4

Price: \$585,000

Method: Private Sale

Date: 21/08/2019

Property Type: House

Land Size: 511 sqm approx



402 Howard St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$565,000

Method: Private Sale

Date: 28/11/2019

Rooms: 4

Property Type: House

Land Size: 552 sqm approx



204 Doveton Cr SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 2

Price: \$555,000

Method: Private Sale

Date: 21/05/2020

Property Type: House

Land Size: 390 sqm approx