

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

604 Howard Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$480,000 Property Type House Suburb Soldiers Hill

Period - From 13/05/2019 to 12/05/2020 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	606 Howard St SOLDIERS HILL 3350	\$650,000	18/11/2019
2	104 Clarendon St SOLDIERS HILL 3350	\$645,000	01/05/2019
3	119 Howitt St SOLDIERS HILL 3350	\$640,000	12/02/2020

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:

13/05/2020 17:11



Property Type: House (Previously Occupied - Detached)

Land Size: 736 sqm approx

Agent Comments

Comparable Properties



606 Howard St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**



Price: \$650,000

Method: Private Sale

Date: 18/11/2019

Property Type: House

Land Size: 547 sqm approx



104 Clarendon St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**



Price: \$645,000

Method: Private Sale

Date: 01/05/2019

Rooms: 5

Property Type: House (Res)

Land Size: 368 sqm approx



119 Howitt St SOLDIERS HILL 3350 (REI/VG) **Agent Comments**



Price: \$640,000

Method: Private Sale

Date: 12/02/2020

Property Type: House

Land Size: 781 sqm approx