

# 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 425 Doveton Street, Soldiers Hill Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$627,500 Property Type House Suburb Soldiers Hill

Period - From 01/10/2023 to 30/09/2024 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 eighteen 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	416a Ligar St SOLDIERS HILL 3350	\$1,325,000	24/05/2024
2	54 Victoria Av LAKE WENDOUREE 3350	\$1,310,000	17/04/2024
3			

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 eighteen months.

This Statement of Information was prepared on: 29/11/2024 17:38

Rob Cunningham  
53312000  
0418543634  
robert@doepels.com.au



**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
Year ending September 2024: \$627,500

## Comparable Properties



**416a Ligar St SOLDIERS HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$1,325,000  
**Method:** Private Sale  
**Date:** 24/05/2024  
**Property Type:** House  
**Land Size:** 455 sqm approx



**54 Victoria Av LAKE WENDOUREE 3350 (REI/VG)**

**Agent Comments**



**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** House (Res)  
**Land Size:** 303 sqm approx

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 eighteen months.