

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

111 Clyde Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$480,500 Property Type House Suburb Soldiers Hill

Period - From 23/01/2019 to 22/01/2020 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	323 Lydiard St.N SOLDIERS HILL 3350	\$440,000	25/05/2019
2	705 Gregory St SOLDIERS HILL 3350	\$435,000	06/05/2019
3	108 Brougham St SOLDIERS HILL 3350	\$425,000	03/10/2019

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:

23/01/2020 09:52



Property Type: Development Site
(Res)

Land Size: 321 sqm approx

Agent Comments

Comparable Properties



323 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$440,000

Method: Auction Sale

Date: 25/05/2019

Property Type: House (Res)

Land Size: 493 sqm approx



705 Gregory St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$435,000

Method: Private Sale

Date: 06/05/2019

Property Type: House

Land Size: 505 sqm approx



**108 Brougham St SOLDIERS HILL 3350
(REI/VG)**

Agent Comments



Price: \$425,000

Method: Private Sale

Date: 03/10/2019

Rooms: 4

Property Type: House

Land Size: 311 sqm approx