

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 Ligar Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$552,500

Property Type House

Suburb Soldiers Hill

Period - From 01/04/2023

to 31/03/2024

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 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	403 Gregory St SOLDIERS HILL 3350	\$570,000	12/02/2024
2	616 Nicholson St BLACK HILL 3350	\$570,000	31/01/2024
3	517 Doveton St.N SOLDIERS HILL 3350	\$550,000	05/02/2024

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:

20/04/2024 17:15



3 1 0

Property Type: House
Land Size: 956 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
Year ending March 2024: \$552,500

Comparable Properties



403 Gregory St SOLDIERS HILL 3350 (REI/VG) Agent Comments

3 1 -

Price: \$570,000
Method: Private Sale
Date: 12/02/2024
Property Type: House
Land Size: 533 sqm approx



616 Nicholson St BLACK HILL 3350 (REI) Agent Comments

3 1 6

Price: \$570,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 1001 sqm approx



517 Doveton St.N SOLDIERS HILL 3350 (REI) Agent Comments

3 1 4

Price: \$550,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 584 sqm approx