

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

120 Clyde Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$500,000 & \$525,000

Median sale price

Median price \$485,250 Property Type House Suburb Soldiers Hill

Period - From 06/12/2018 to 05/12/2019 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	\$520,000	03/09/2019
2	107 Eureka St BALLARAT EAST 3350	\$515,000	06/09/2018
3	511a Lydiard St.N SOLDIERS HILL 3350	\$500,000	31/07/2018

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:

06/12/2019 16:29



3 2 2

Property Type: House (Res)

Land Size: 551 sqm approx

Agent Comments

Comparable Properties



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

3 1 -

Price: \$520,000

Method: Private Sale

Date: 03/09/2019

Rooms: 4

Property Type: House

Land Size: 533 sqm approx



107 Eureka St BALLARAT EAST 3350 (REI/VG) Agent Comments

3 1 1

Price: \$515,000

Method: Private Sale

Date: 06/09/2018

Property Type: House

Land Size: 542 sqm approx



511a Lydiard St.N SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000

Method: Private Sale

Date: 31/07/2018

Property Type: House (Res)

Land Size: 590 sqm approx