# 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$500,000		&		\$525,000			
Median sale p	rice							
Median price	\$485,250	Pro	operty Type	Hous	se		Suburb	Soldiers Hill
Period - From	06/12/2018	to	05/12/2019		So	urce	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.

Ad	dress 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.

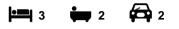
This Statement of Information was prepared on:

06/12/2019 16:29









Property Type: House (Res) Land Size: 551 sqm approx Agent Comments James Nicol 03 5331 3911 0499 844 499 jnicol@bigginscott.com.au

Indicative Selling Price \$500,000 - \$525,000 Median House Price 06/12/2018 - 05/12/2019: \$485,250

# **Comparable Properties**



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



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



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)



Price: \$500,000 Method: Private Sale Date: 31/07/2018 Property Type: House (Res) Land Size: 590 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments