

# 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 3 Seymour Crescent, Soldiers Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$860,000 & \$920,000

### Median sale price

Median price \$480,000 Property type House Suburb Soldiers Hill

Period - From 01/04/19 to 31/03/20 Source CoreLogic

### Comparable property sales

Address of comparable property	Price	Date of sale
12 Clarendon Street, Soldiers Hill Vic 3350	\$900,000	05/02/2020
207 Drummond Street South, Ballarat Central 3350	\$915,000	28/02/2020
313 Lyons Street, Ballarat Central 3350	\$865,000	29/10/2019

**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: 22/04/2020