

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

815 Doveton Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$475,000

&

\$505,000

Median sale price

Median price \$467,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From 01/10/2017

to

30/09/2018

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 eighteen 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	510 Neill St SOLDIERS HILL 3350	\$505,000	17/04/2018
2	4 Mitchell Ct SOLDIERS HILL 3350	\$495,000	26/05/2018
3	607 Doveton St.N SOLDIERS HILL 3350	\$480,000	05/09/2018

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 eighteen months.



3 1 1

Rooms: 5

Property Type: House

Land Size: 408 sqm approx

Agent Comments

Ideally located in popular Soldiers Hill, just 1.7 km from Lake Wendouree, 1.6 km to the train station, with cafes, schools and child care centres also in walking distance, this charming period home is an opportunity not to be missed. Situated on approx. 408m², with a generously sized single garage at the rear, the established garden and outdoor deck make entertaining easy. Recently renovated throughout, you'll love coming home to all the property has to offer. A stylish custom kitchen comprising 750mm oven, five burner stove top, dishwasher.

Comparable Properties



510 Neill St SOLDIERS HILL 3350 (REI)

Agent Comments

3 2 2

Price: \$505,000

Method: Private Sale

Date: 17/04/2018

Rooms: 4

Property Type: House

Land Size: 591 sqm approx



4 Mitchell Ct SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$495,000

Method: Auction Sale

Date: 26/05/2018

Rooms: 4

Property Type: House

Land Size: 854 sqm approx



607 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 1

Price: \$480,000

Method: Private Sale

Date: 05/09/2018

Rooms: -

Property Type: House