

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 310 Doveton Street North, Soldiers Hill Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$627,500 Property Type House Suburb Soldiers Hill

Period - From 01/10/2023 to 30/09/2024 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	104 Howard St SOLDIERS HILL 3350	\$510,000	28/03/2024
2	420 Ligar St SOLDIERS HILL 3350	\$470,000	27/03/2024
3	312 Brougham St SOLDIERS HILL 3350	\$490,000	15/11/2023

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.~~

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Indicative Selling Price

\$490,000 - \$520,000

Median House Price

Year ending September 2024: \$627,500



2 1 2

Property Type: House (Res)

Land Size: 1571 sqm approx

Agent Comments

Comparable Properties



104 Howard St SOLDIERS HILL 3350 (REI/VG) Agent Comments

3 1 4

Price: \$510,000

Method: Private Sale

Date: 28/03/2024

Property Type: House

Land Size: 704 sqm approx



420 Ligar St SOLDIERS HILL 3350 (REI/VG) Agent Comments

3 1 1

Price: \$470,000

Method: Private Sale

Date: 27/03/2024

Property Type: House (Res)

Land Size: 801 sqm approx



312 Brougham St SOLDIERS HILL 3350 (REI/VG) Agent Comments

3 1 1

Price: \$490,000

Method: Private Sale

Date: 15/11/2023

Property Type: House (Res)

Land Size: 529 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408