

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

400B Gregory Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between

\$600,000

&

\$630,000

Median sale price

Median price

\$617,500

Property Type

House

Suburb

Soldiers Hill

Period - From

01/10/2022

to

30/09/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six 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	902a Sebastopol St BALLARAT CENTRAL 3350	\$605,000	28/09/2023
2			
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

25/10/2023 14:53



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$600,000 - \$630,000

Median House Price
Year ending September 2023: \$617,500

Comparable Properties



**902a Sebastopol St BALLARAT CENTRAL
3350 (REI)**

Agent Comments

3 2 2

Price: \$605,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 353 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.