

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

25 Little Clyde Street, Soldiers Hill, VIC 3350

Indicative selling price

Single Price or Range between

\$340,000 - \$370,000

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

Median sale price

Median Price

\$480,000

Property Type

House

Suburb

SOLDIERS HILL

Period From

06/05/2018

Period To

06/11/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**2A STANLEY STREET
BALLARAT NORTH**

3  1  1 

Price \$340,000

Date of Sale 11/10/2019

Land 279 sqm



**5 MORRES STREET
BALLARAT EAST**

3  1  2 

Price \$388,000

Date of Sale 09/10/2019

Land 326 sqm



**28 LITTLE CLYDE STREET
SOLDIERS HILL**

3  1  6 

Price \$360,000

Date of Sale 26/08/2019

Land 732 sqm