

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

504 Howard Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$695,000 & \$735,000

Median sale price

Median price \$480,250 Property Type House Suburb Soldiers Hill

Period - From 29/04/2019 to 28/04/2020 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	315 Lydiard St.N SOLDIERS HILL 3350	\$730,000	13/03/2020
2	206 Brougham St SOLDIERS HILL 3350	\$705,000	28/03/2020
3	606 Howard St SOLDIERS HILL 3350	\$650,000	18/11/2019

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.~~

This Statement of Information was prepared on:

29/04/2020 14:15



 4  2  2

Property Type: House (Res)

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



315 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

 3  2  1

Price: \$730,000

Method: Private Sale

Date: 13/03/2020

Property Type: House

Land Size: 441 sqm approx



206 Brougham St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$705,000

Method: Private Sale

Date: 28/03/2020

Property Type: House

Land Size: 656 sqm approx



606 Howard St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

 3  2  4

Price: \$650,000

Method: Private Sale

Date: 18/11/2019

Property Type: House

Land Size: 547 sqm approx