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	703 Neill Street, 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	\$625,000	&	\$675,000
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Median sale price

Median price	\$630,000	Pro	perty Type	House		Suburb	Soldiers Hill
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	202 Gregory St SOLDIERS HILL 3350	\$625,000	11/07/2024
2	520 Neill St SOLDIERS HILL 3350	\$675,000	14/02/2024
3	206 Chisholm St SOLDIERS HILL 3350	\$645,000	02/06/2023

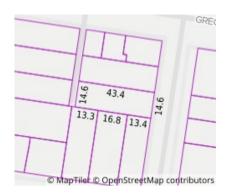
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/11/2024 10:26









Property Type: House Land Size: 638 sqm approx **Agent Comments**

Indicative Selling Price \$625,000 - \$675,000 **Median House Price** September quarter 2024: \$630,000

Comparable Properties



202 Gregory St SOLDIERS HILL 3350 (REI/VG)

Price: \$625,000 Method: Private Sale Date: 11/07/2024 Property Type: House Land Size: 613 sqm approx **Agent Comments**



520 Neill St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

Price: \$675,000 Method: Private Sale Date: 14/02/2024

Property Type: House (Res) Land Size: 469 sqm approx



206 Chisholm St SOLDIERS HILL 3350 (REI/VG)

Price: \$645,000 Method: Private Sale Date: 02/06/2023

Property Type: House (Res) Land Size: 971 sqm approx **Agent Comments**

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