

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 and
postcode

319 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Soldiers Hill

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

25 LITTLE CLYDE STREET SOLDIERS HILL VIC 3350	\$450,000	05-Apr-24
509 DOVETON STREET NORTH SOLDIERS HILL VIC 3350	\$460,000	21-Jan-25
5 BAIRD STREET BALLARAT CENTRAL VIC 3350	\$460,000	07-Oct-24

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: 26 February 2025



**25 LITTLE CLYDE STREET
SOLDIERS HILL VIC 3350**

3 1 -

Sold Price **\$450,000** Sold Date **05-Apr-24**

Distance **0.33km**



**509 DOVETON STREET NORTH
SOLDIERS HILL VIC 3350**

3 1 -

Sold Price ^{RS} **\$460,000** Sold Date **21-Jan-25**

Distance **0.49km**



**5 BAIRD STREET BALLARAT
CENTRAL VIC 3350**

3 1 1

Sold Price **\$460,000** Sold Date **07-Oct-24**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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