

# 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 227 Doveton Street North, Soldiers Hill 3350

### Indicative selling price

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

Single price \$\* or range between \$350,000 & \$370,000

### Median sale price

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

Period - From 01/04/2019 to 31/03/2020 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
406 Lydiard Street North, Soldiers Hill 3350	\$415,000	17/10/2019
108 Seymour Street, Soldiers Hill 3350	\$400,000	17/12/2019
123 Crompton Street, Soldiers Hill 3350	\$413,000	14/11/2019

This Statement of Information was prepared on: 10/06/20