

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

3/619 NEILL STREET 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

\$249,990

&

\$269,990

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Soldiers Hill

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/619 NEILL STREET SOLDIERS HILL VIC 3350	\$315,000	07-Apr-22
1/430 LIGAR STREET SOLDIERS HILL VIC 3350	\$315,000	05-Sep-21
2/12 LILLEY STREET BALLARAT NORTH VIC 3350	\$270,000	08-Dec-21

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: 22 August 2022



1/619 NEILL STREET SOLDIERS HILL VIC 3350

2 1 1

Sold Price

\$315,000

Sold Date **07-Apr-22**

Distance **0.01km**



1/430 LIGAR STREET SOLDIERS HILL VIC 3350

2 1 1

Sold Price

Sold Date **05-Sep-21**

Distance **0.5km**



2/12 LILLEY STREET BALLARAT NORTH VIC 3350

1 1 1

Sold Price

\$270,000

Sold Date **08-Dec-21**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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