

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

239 Lydiard Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Single price \$800,000

or range between \$*

&

\$

Median sale price

Median price \$440,000

*House

*Unit

Suburb
or locality

Soldiers Hill

Period - From 26/06/17

to 26/06/18

Source CoreLogic

Comparable property sales

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
23 Ascot Street North, Ballarat Central 3350	\$820,000	11/11/17
15 Victoria Avenue, Lake Wendouree 3350	\$780,000	27/03/18
1314 Sturt Street, Ballarat Central 3350	\$900,000	04/06/18