

WE DELIVER RESULTS

STATEMENT OF INFORMATION

1/301 NEILL STREET, SOLDIERS HILL, VIC 3350

PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/301 NEILL STREET, SOLDIERS HILL, VIC  2  1  1

Indicative Selling Price

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

Price Range: **\$279,000 to \$299,000**

MEDIAN SALE PRICE



SOLDIERS HILL, VIC, 3350

Suburb Median Sale Price (Unit)

\$275,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



3/514 ARMSTRONG ST, SOLDIERS HILL, VIC  2  2  1

Sale Price

\$283,000

Sale Date: 05/07/2017

Distance from Property: 609m



1/517 SHERRARD ST, BLACK HILL, VIC 3350  2  1  1

Sale Price

\$285,000

Sale Date: 26/06/2017

Distance from Property: 933m



3/117 RIPON ST, BALLARAT CENTRAL, VIC  2  1  1

Sale Price

\$280,000

Sale Date: 12/09/2017

Distance from Property: 1.9km



This report has been compiled on 17/04/2018 by Biggin & Scott Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 and
postcode

1/301 NEILL STREET, SOLDIERS HILL, VIC 3350

Indicative selling price

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

Price Range:

\$279,000 to \$299,000

Median sale price

Median price

\$275,000

House

Unit

X

Suburb

SOLDIERS HILL

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
3/514 ARMSTRONG ST, SOLDIERS HILL, VIC 3350	\$283,000	05/07/2017
1/517 SHERRARD ST, BLACK HILL, VIC 3350	\$285,000	26/06/2017
3/117 RIPON ST, BALLARAT CENTRAL, VIC 3350	\$280,000	12/09/2017