# 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



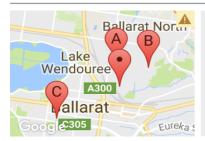
#### 1/301 NEILL STREET, SOLDIERS HILL, VIC 🕮 2 🕒 1 😂

#### **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: **pricefinder** 

#### **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







Sale Price

\$283,000

Sale Date: 05/07/2017

Distance from Property: 609m





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







**Sale Price** 

\$285,000

Sale Date: 26/06/2017

Distance from Property: 933m





#### 3/117 RIPON ST, BALLARAT CENTRAL, VIC







**Sale Price** 

\$280,000

Sale Date: 12/09/2017

Distance from Property: 1.9km



#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

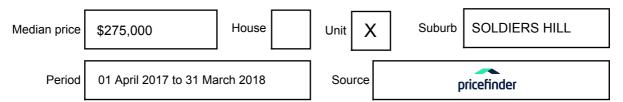
Address Including suburb and postcode	1/301 NEILL STREET, SOLDIERS HILL, VIC 3350
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#### Indicative selling price

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

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

#### Median sale price



#### 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