

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

326 Armstrong Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between

\$585,000

&

\$615,000

Median sale price

Median price

\$520,000

Property Type

House

Suburb

Soldiers Hill

Period - From

31/07/2019

to

30/07/2020

Source

REIV

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	807 Doveton St.N SOLDIERS HILL 3350	\$615,000	25/05/2020
2	314 Ligar St SOLDIERS HILL 3350	\$590,000	24/04/2020
3	519 Lydiard St.N SOLDIERS HILL 3350	\$585,000	21/08/2019

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:

31/07/2020 10:17

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Indicative Selling Price

\$585,000 - \$615,000

Median House Price

31/07/2019 - 30/07/2020: \$520,000



3 1 1

Property Type: House (Res)

Land Size: 482 sqm approx

Agent Comments

Comparable Properties



807 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 2 4

Price: \$615,000

Method: Private Sale

Date: 25/05/2020

Property Type: House



314 Ligar St SOLDIERS HILL 3350 (VG)

Agent Comments

3 - -

Price: \$590,000

Method: Sale

Date: 24/04/2020

Property Type: House (Res)

Land Size: 696 sqm approx



519 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 4

Price: \$585,000

Method: Private Sale

Date: 21/08/2019

Property Type: House

Land Size: 511 sqm approx