

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

104 Clarendon Street, Soldiers Hill Vic 3350

Indicative selling price

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

Single price

\$*

or range between

\$640,000

&

\$670,000

Median sale price

Median price

\$445,000

*House

☒

*Unit

☐

Suburb
or locality

Soldiers Hill

Period - From

01/03/2018

to

28/02/2019

Source

REIV

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
1003a South Street, Ballarat Central 3350	\$665,000	08/01/2019
1103 Lydiard Street, Ballarat Central 3350	\$685,000	14/01/2019
106 Clarendon Street, Ballarat Central 3350	\$600,000	22/09/2018