

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

206 Brougham Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$730,000 & \$760,000

Median sale price

Median price \$495,000 Property Type House Suburb Soldiers Hill

Period - From 13/03/2019 to 12/03/2020 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	5 Johnson St BALLARAT CENTRAL 3350	\$795,000	01/10/2019
2	4 Johnson St BALLARAT CENTRAL 3350	\$775,000	17/12/2019
3	5 Loch Av BALLARAT CENTRAL 3350	\$750,000	07/11/2019

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:

13/03/2020 12:59

206 Brougham Street, Soldiers Hill Vic 3350



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Indicative Selling Price

\$730,000 - \$760,000

Median House Price

13/03/2019 - 12/03/2020: \$495,000



3 2 2

Property Type: House (Res)

Land Size: 656 sqm approx

Agent Comments

Comparable Properties



5 Johnson St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

4 1 2

Price: \$795,000

Method: Private Sale

Date: 01/10/2019

Property Type: House

Land Size: 465 sqm approx



4 Johnson St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

4 1 1

Price: \$775,000

Method: Private Sale

Date: 17/12/2019

Property Type: House

Land Size: 465 sqm approx



5 Loch Av BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments

3 1 1

Price: \$750,000

Method: Sale by Tender

Date: 07/11/2019

Property Type: House

Land Size: 498 sqm approx

Account - Biggin & Scott | P: 03 5331 3911



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.