

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

315 Lydiard Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$690,000 & \$730,000

Median sale price

Median price \$500,000 Property Type House Suburb Soldiers Hill

Period - From 04/03/2019 to 03/03/2020 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:

04/03/2020 11:27



Rooms: 1

Property Type: House

Agent Comments

Comparable Properties



5 Johnson St BALLARAT CENTRAL 3350
(REI/VG)

Agent Comments



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



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



Price: \$750,000

Method: Sale by Tender

Date: 07/11/2019

Property Type: House

Land Size: 498 sqm approx