

Josh Kervarec

M 0437715250

E joshkervarec@mcgrath.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

207 Gregory Street Soldiers Hill VIC 3350

 3
  1
  1

Indicative Selling Price

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

Range between \$375,000 & \$395,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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.



**908A Armstrong Street North
Ballarat North VIC 3350**

 3
  2
  1

Sold Price ^{RS} **\$390,000** Sold Date **03-Jun-19**

Distance **0.38km**



**4/513 Howitt Street Soldiers Hill
VIC 3350**

 3
  2
  2

Sold Price **\$380,000** Sold Date **09-Feb-18**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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**522A Peel Street North Black Hill
VIC 3350**

 3  2  2

Sold Price

\$387,000

Sold Date

26-Sep-18

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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