

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

5 Mitchell Court, Soldiers Hill Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000

&

\$390,000

Median sale price

Median price \$485,000

House

X

Unit

Suburb or locality

Soldiers Hill

Period - From 01/04/2018

to

31/03/2019

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 eighteen 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	127 Walker St BALLARAT NORTH 3350	\$391,000	11/12/2018
2	29 Gregory St BLACK HILL 3350	\$380,000	19/03/2019
3	328 Walker St BALLARAT NORTH 3350	\$375,000	30/04/2019

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 eighteen months.

5 Mitchell Court, Soldiers Hill Vic 3350



Rob Cunningham
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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 516 sqm approx

Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median House Price

Year ending March 2019: \$485,000

Comparable Properties



127 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$391,000

Method: Private Sale

Date: 11/12/2018

Rooms: 6

Property Type: House (Res)

Land Size: 740 sqm approx



29 Gregory St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 19/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx



328 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 30/04/2019

Rooms: -

Property Type: House