

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

517 Havelock Street, Soldiers Hill Vic 3350

Indicative selling price

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

Single price \$460,000

Median sale price

Median price \$555,000

Property Type House

Suburb Soldiers Hill

Period - From 01/01/2023

to 31/12/2023

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	506 Sherrard St BLACK HILL 3350	\$509,000	21/03/2024
2	411 Doveton St.N SOLDIERS HILL 3350	\$485,000	02/08/2023
3	216 Doveton Cr SOLDIERS HILL 3350	\$470,000	03/05/2023

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:

10/04/2024 12:36



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$460,000

Median House Price

Year ending December 2023: \$555,000

Comparable Properties



506 Sherrard St BLACK HILL 3350 (REI)

Agent Comments

 3  1  1

Price: \$509,000

Method: Private Sale

Date: 21/03/2024

Property Type: House

Land Size: 343 sqm approx



411 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

 3  1  2

Price: \$485,000

Method: Private Sale

Date: 02/08/2023

Property Type: House



216 Doveton Cr SOLDIERS HILL 3350 (REI/VG) **Agent Comments**

 2  -  -

Price: \$470,000

Method: Private Sale

Date: 03/05/2023

Property Type: House (Res)

Land Size: 397 sqm approx