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

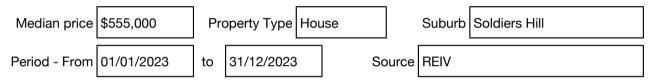
517 Havelock Street, Soldiers Hill Vic 3350

Indicative selling price

For the meaning of this		

Single price \$460,000

Median sale price



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









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)



Price: \$509,000 Method: Private Sale Date: 21/03/2024 Property Type: House Land Size: 343 sqm approx Agent Comments



411 Doveton St.N SOLDIERS HILL 3350 (REI) Agent Comments



Price: \$485,000 Method: Private Sale Date: 02/08/2023 Property Type: House



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



Price: \$470,000 Method: Private Sale Date: 03/05/2023 Property Type: House (Res) Land Size: 397 sqm approx

Account - Fletchers | P: 03 5333 4797



property data

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