

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

210 Clyde Street, Soldiers Hill, VIC 3350

Indicative selling price

Single Price or Range between

\$495,000 - \$530,000

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

Median sale price

Median Price

\$475,000

Property Type

House

Suburb

SOLDIERS HILL

Period From

18/03/2018

Period To

18/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**403 GREGORY STREET
SOLDIERS HILL**

3 1 2

Price \$520,000

Date of Sale 03/09/2019

Land 533 sqm



**220 CLYDE STREET
SOLDIERS HILL**

3 1 1

Price \$500,000

Date of Sale 20/04/2019

Land 1018 sqm



**408 PEEL STREET NORTH
BLACK HILL**

3 1 2

Price \$542,500

Date of Sale 11/02/2019

Land 1077 sqm