

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 and
postcode

8/811 DOVETON STREET NORTH SOLDIERS HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$599,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Soldiers Hill

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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

412 CLARENDON STREET SOLDIERS HILL VIC 3350	\$610,000	25-Feb-22
701 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350	\$655,000	18-Feb-22
913 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350	\$645,000	05-Dec-22

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: 20 February 2023

McGrath

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412 CLARENDON STREET SOLDIERS HILL VIC 3350

4 2 1

Sold Price

\$610,000

Sold Date

25-Feb-22

Distance

0.97km



701 ARMSTRONG STREET NORTH SOLDIERS HILL VIC 3350

3 1 1

Sold Price

\$655,000

Sold Date

18-Feb-22

Distance

0.22km



913 LYDIARD STREET NORTH BALLARAT NORTH VIC 3350

3 1 2

Sold Price

\$645,000

Sold Date

05-Dec-22

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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