

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

707 Neill Street, Soldiers Hill Vic 3350
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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 \$385,000 & \$395,000

Median sale price

Median price \$460,000 Property type *House* Suburb *Soldiers Hill*

Period - From 28/05/18 to 28/05/19 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
115 Gregory Street, Soldiers Hill Vic 3350	\$401,000	13/08/18
316 Lydiard Street North, Soldiers Hill Vic 3350	\$400,000	01/06/18
323 Lydiard Street North, Soldiers Hill Vic 3350	\$440,000	25/05/19

This Statement of Information was prepared on: 13/09/2019