

#### Property offered for sale

Address: 114 Brougham Street Soldiers Hill

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$435,000 & \$455,000

#### Median sale price

Median price: \$443,500 House Suburb: Soldiers Hill  
Period - From: 01/07/2017 to 30/09/2017 Source: PDOL

#### Comparable property sales

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



#### 308 Ligar St SOLDIERS HILL

3 1 2

Located right in the heart of Soldiers Hill is this fully renovated period home that has been updated with class and style. Being

**Sold by Private Sale \$425,000**  
**Date Sold 25/07/2017**  
**Land 222 SqM**



#### 304a CLARENDON St SOLDIERS HILL

3 2 2

Enjoying a heritage look and feel, this purpose built modern home (7 years young) has dozens of bespoke features and

**Sold by Private Sale \$447,500**  
**Date Sold 19/06/2017**  
**Land 353 SqM**



#### 1/415 Ligar St SOLDIERS HILL

3

**Sold by Private Sale \$485,000**  
**Date Sold 27/09/2017**