

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

415 Neil Street, Soldiers Hill, VIC 3350

Indicative selling price

\$ 695,000 - \$720,000

Range between

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

Median sale price

Median price
\$ 459,000

House

*Delete house or unit as applicable

Suburb
SOLDIERS HILL

Period
19/12/2017 - 19/06/2019

Source
Price Finder

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



807 LIGAR STREET
SOLDIERS HILL

4 2 4

Normal Sale \$740,000
Date Sold 18/02/2019
Land 556 sqm



1103 LYDIARD STREET
BALLARAT NORTH

4 2 1

Agents Advice - Sale *\$685,000
Date Sold 14/01/2019
Land 1552 sqm



102 MACARTHUR STREET
SOLDIERS HILL

3 1 2

Normal Sale \$690,000
Date Sold 20/04/2018
Land 575 sqm