206 Brougham Street, Soldiers Hill Vic 3350

Phil Petrie
0353334322
0409 278 460
phil@trevorpetrie.com.au

3 2 4

Rooms: 6
Property Type: Residence
Land Size: 655 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $840,000
Median House Price
Year ending September 2019: $485,000

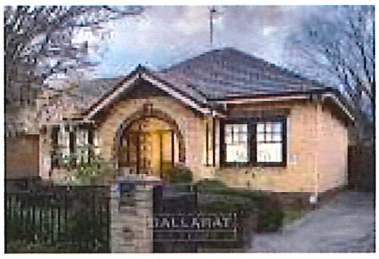
Comparable Properties

9 Kent St BALLARAT CENTRAL 3350 (REI)

3 1 -

Price: $820,000
Method: Private Sale
Date: 01/04/2019
Property Type: House
Land Size: 460 sqm approx

Agent Comments

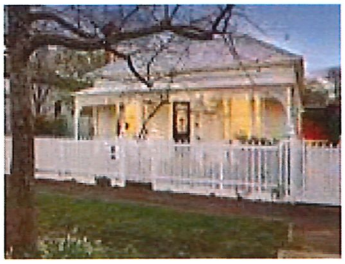


223 Lyons St.N BALLARAT CENTRAL 3350 (REI)

3 2 1

Price: $805,000
Method: Private Sale
Date: 21/09/2019
Rooms: 6
Property Type: House (Res)
Land Size: 456 sqm approx

Agent Comments



5 Johnson St BALLARAT CENTRAL 3350 (REI)

4 1 2

Price: $795,000
Method: Private Sale
Date: 01/10/2019
Property Type: House
Land Size: 465 sqm approx

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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	206 Brougham Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between $790,000 & $840,000

Median sale price

Median price $485,000 Property Type House Suburb Soldiers Hill

Period - From 01/10/2018 to 30/09/2019 Source REIV

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
1	9 Kent St BALLARAT CENTRAL 3350	$820,000	01/04/2019
2	223 Lyons St.N BALLARAT CENTRAL 3350	$805,000	21/09/2019
3	5 Johnson St BALLARAT CENTRAL 3350	$795,000	01/10/2019

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: 04/11/2019 17:44