

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 4 Doveton Crescent, SOLDIERS HILL 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$450,000 - \$495,000**

#### Median sale price

Median **House** for **SOLDIERS HILL** for period **Apr 2019 - Jun 2019**

Sourced from **REIV**.

**\$510,000**

#### Comparable property sales

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 the most comparable to the property for sale.

**323 Lydiard Street,**  
Soldiers Hill 3350

**Price \$440,000** Sold 25 May  
2019

**705 Gregory Street,**  
Soldiers Hill 3350

**Price \$435,000** Sold 16 April  
2019

**524 Armstrong Street,**  
Soldiers Hill 3350

**Price \$480,500** Sold 30  
September 2019

This Statement of Information was prepared on 12th Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House



2 beds



1 baths

#### Ray White Ballarat

37 Lydiard Street South,  
Ballarat VIC 3350

#### Contact agents



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**RayWhite**