

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 Neill Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$652,500 Property Type House Suburb Soldiers Hill

Period - From 01/01/2024 to 31/03/2024 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	305 Neill St SOLDIERS HILL 3350	\$692,000	08/12/2022
2	520 Neill St SOLDIERS HILL 3350	\$675,000	14/02/2024
3	507 Neill St SOLDIERS HILL 3350	\$600,000	17/01/2023

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:

06/06/2024 16:20



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Property Type: House (Res)
Land Size: 458 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
March quarter 2024: \$652,500

Comparable Properties



305 Neill St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$692,000
Method: Sold Before Auction
Date: 08/12/2022
Property Type: House (Res)
Land Size: 452 sqm approx



520 Neill St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$675,000
Method: Private Sale
Date: 14/02/2024
Property Type: House (Res)
Land Size: 469 sqm approx



507 Neill St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$600,000
Method: Private Sale
Date: 17/01/2023
Property Type: House
Land Size: 386 sqm approx