

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 303 Seymour Street, Soldiers Hill Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$885,000 & \$945,000

Median sale price

Median price \$555,000 Property Type House Suburb Soldiers Hill

Period - From 01/01/2023 to 31/12/2023 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	14 Barkly St BALLARAT EAST 3350	\$990,000	19/07/2023
2	1 East St.N BAKERY HILL 3350	\$910,000	08/02/2024
3	337 Lydiard St.N SOLDIERS HILL 3350	\$900,000	05/03/2024

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: 17/03/2024 13:50



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Property Type: House (Res)

Land Size: 250 sqm approx

Agent Comments

Indicative Selling Price

\$885,000 - \$945,000

Median House Price

Year ending December 2023: \$555,000

Comparable Properties



14 Barkly St BALLARAT EAST 3350 (VG)

Agent Comments

3 - -

Price: \$990,000

Method: Sale

Date: 19/07/2023

Property Type: House (Res)

Land Size: 557 sqm approx



1 East St.N BAKERY HILL 3350 (REI)

Agent Comments

3 2 2

Price: \$910,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 516 sqm approx



337 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

3 1 1

Price: \$900,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 437 sqm approx

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