

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 304a Macarthur Street, Soldiers Hill Vic 3350

### Indicative selling price

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

Range between \$695,000 & \$720,000

### 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 two kilometres of the property for sale in the last six 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	104 Clarendon St SOLDIERS HILL 3350	\$730,000	15/04/2024
2	10 Macarthur St SOLDIERS HILL 3350	\$686,300	21/12/2023
3	520 Neill St SOLDIERS HILL 3350	\$675,000	14/02/2024

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/06/2024 10:46



4   2   1

**Property Type:** House  
**Land Size:** 438 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000 - \$720,000  
**Median House Price**  
March quarter 2024: \$652,500

## Comparable Properties



**104 Clarendon St SOLDIERS HILL 3350**  
(REI/VG)

**Agent Comments**

3   2   1

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 368 sqm approx



**10 Macarthur St SOLDIERS HILL 3350**  
(REI/VG)

**Agent Comments**

3   2   2

**Price:** \$686,300  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** House  
**Land Size:** 499 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

**Account - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559