

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

317 Armstrong Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$560,000 & \$616,000

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	403 Clarendon St SOLDIERS HILL 3350	\$640,000	18/07/2023
2	320 Armstrong St.N SOLDIERS HILL 3350	\$620,000	21/04/2023
3	216 Armstrong St.N SOLDIERS HILL 3350	\$560,000	02/12/2022

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:

18/04/2024 13:00

317 Armstrong Street North, Soldiers Hill Vic 3350



Leigh Hutchinson
5337 0036
0407 861 960
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3 1 1

Rooms: 5
Property Type: House (Res)
Land Size: 422 sqm approx
Agent Comments

Indicative Selling Price
\$560,000 - \$616,000
Median House Price
March quarter 2024: \$652,500

Comparable Properties



403 Clarendon St SOLDIERS HILL 3350
(REI/VG)

Agent Comments

3 2 2

Price: \$640,000
Method: Private Sale
Date: 18/07/2023
Property Type: House
Land Size: 404 sqm approx



320 Armstrong St.N SOLDIERS HILL 3350
(REI/VG)

Agent Comments

3 1 2

Price: \$620,000
Method: Private Sale
Date: 21/04/2023
Property Type: House (Res)
Land Size: 483 sqm approx



216 Armstrong St.N SOLDIERS HILL 3350
(REI/VG)

Agent Comments

3 1 1

Price: \$560,000
Method: Private Sale
Date: 02/12/2022
Property Type: House (Res)
Land Size: 250 sqm approx

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



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