Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 418 Ligar Street, Soldiers Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,175,000		&		\$1,250,000				
Median sale p	rice								
Median price	\$552,500	Pro	operty Type	Hou	ise		Suburb	Soldiers Hill	
Period - From	01/04/2023	to	31/03/2024		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Add	dress of comparable property	Price	Date of sale
1	410 Ligar St SOLDIERS HILL 3350	\$1,130,000	26/02/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

11/07/2024 17:04









Property Type: House Agent Comments

Indicative Selling Price \$1,175,000 - \$1,250,000 Median House Price Year ending March 2024: \$552,500

Agent Comments

Comparable Properties



410 Ligar St SOLDIERS HILL 3350 (REI/VG)

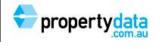


Price: \$1,130,000 Method: Private Sale Date: 26/02/2024 Property Type: House (Res) Land Size: 433 sqm approx

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 eighteen months.

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