

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

|   |                                       |
|---|---------------------------------------|
| <b>Address</b><br>Including suburb and postcode | 503 Howitt Street Soldiers Hill, 3350 |
|---|---------------------------------------|

### Indicative selling price

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

|               |                       |
|---------------|-----------------------|
| Range between | \$620,000 & \$680,000 |
|---------------|-----------------------|

### Median sale price

|               |             |               |             |        |               |
|---------------|-------------|---------------|-------------|--------|---------------|
| Median price  | \$686,000   | Property Type | HOUSE       | Suburb | SOLDIERS HILL |
| Period - From | 28-Aug-2022 | to            | 27-Aug-2023 | Source | Corelogic     |

### Comparable property sales

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 | 202 Howard Street Soldiers Hill 545m2         | \$650,000 | 22-Jun-2023  |
| 2 | 403 Clarendon Street Soldiers Hill 404m2      | \$640,000 | 18-Jul-2023  |
| 3 | 611A Lydiard Street North Soldiers Hill 656m2 | \$635,000 | 19-Apr-2023  |

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