

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

512 Armstrong Street North, Soldiers Hill Vic 3350

Indicative selling price

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

Single price \$419,950

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	413 Havelock St SOLDIERS HILL 3350	\$430,000	25/09/2023
2	407 Doveton St.N SOLDIERS HILL 3350	\$420,000	07/08/2023
3	407 Finch St BALLARAT EAST 3350	\$410,000	30/06/2023

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 16:00



Property Type: House
Land Size: 511 sqm approx
Agent Comments

Comparable Properties



413 Havelock St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 25/09/2023
Property Type: House
Land Size: 650 sqm approx



407 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 07/08/2023
Property Type: House
Land Size: 324 sqm approx



407 Finch St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 30/06/2023
Property Type: House