# 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

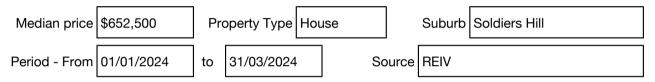
512 Armstrong Street North, Soldiers Hill Vic 3350

# Indicative selling price

 •	ic.gov.au/underquoting

Single price \$419,950

#### Median sale price



# 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 Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$419,950 Median House Price March quarter 2024: \$652,500

# **Comparable Properties**





413 Havelock St SOLDIERS HILL 3350 (REI/VG)



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

Agent Comments

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

#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



propertydata

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