

# 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

526 Lydiard Street North, Soldiers Hill Vic 3350

### Indicative selling price

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

Range between \$945,000 & \$975,000

### 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	410 Ligar St SOLDIERS HILL 3350	\$1,130,000	26/02/2024
2	209 Errard St.S BALLARAT CENTRAL 3350	\$950,000	16/05/2024
3	337 Lydiard St.N SOLDIERS HILL 3350	\$900,000	05/03/2024

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:

19/06/2024 16:05



**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 333 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$945,000 - \$975,000  
**Median House Price**  
March quarter 2024: \$652,500

## Comparable Properties



**410 Ligar St SOLDIERS HILL 3350 (REI/VG)**

[Agent Comments](#)



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



**209 Errard St.S BALLARAT CENTRAL 3350 (REI)**

[Agent Comments](#)



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** House  
**Land Size:** 553 sqm approx



**337 Lydiard St.N SOLDIERS HILL 3350 (REI)**

[Agent Comments](#)



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 05/03/2024  
**Property Type:** House  
**Land Size:** 437 sqm approx