

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

604 Ligar Street, Soldiers Hill Vic 3350

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$555,000 Property Type House Suburb Soldiers Hill

Period - From 01/01/2023 to 31/12/2023 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	51 Gillies St.S ALFREDTON 3350	\$650,000	28/09/2023
2	202 Howard St SOLDIERS HILL 3350	\$650,000	01/07/2023
3	307 Humffray St.N BROWN HILL 3350	\$640,000	08/02/2024

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:

04/04/2024 18:47



Property Type: House (Res)

Land Size: 914 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending December 2023: \$555,000

Comparable Properties



51 Gillies St.S ALFREDTON 3350 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 28/09/2023

Property Type: House

Land Size: 1184 sqm approx



202 Howard St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 01/07/2023

Property Type: House

Land Size: 545 sqm approx



307 Humffray St.N BROWN HILL 3350 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 08/02/2024

Property Type: House

Land Size: 1639 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300