

# 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 614 Armstrong Street North, Soldiers Hill Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

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

### Median sale price

Median price \$680,000 Property Type House Suburb Soldiers Hill

Period - From 14/07/2022 to 13/07/2023 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	802 Lydiard St.N SOLDIERS HILL 3350	\$657,000	27/05/2022
2	320 Armstrong St.N SOLDIERS HILL 3350	\$620,000	21/04/2023
3	204 Clyde St SOLDIERS HILL 3350	\$615,000	21/10/2022

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:

14/07/2023 09:22



3 1 1

**Property Type:** House  
**Land Size:** 459 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
14/07/2022 - 13/07/2023: \$680,000

## Comparable Properties



**802 Lydiard St.N SOLDIERS HILL 3350 (REI)** **Agent Comments**

3 1 1

**Price:** \$657,000  
**Method:** Private Sale  
**Date:** 27/05/2022  
**Property Type:** House



**320 Armstrong St.N SOLDIERS HILL 3350 (REI)** **Agent Comments**

3 1 2

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 21/04/2023  
**Property Type:** House (Res)  
**Land Size:** 483 sqm approx



**204 Clyde St SOLDIERS HILL 3350 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 21/10/2022  
**Property Type:** House (Res)  
**Land Size:** 277 sqm approx

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