Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb or locality and postcode	
.cca, aa postcodo	

Indicative selling price

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

Single price \$345,000

Median sale price

Median price	\$345,000	Pro	perty Type Ur	nit		Suburb	Soldiers Hill
Period - From	13/05/2023	to	12/05/2024	Sc	urce	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

1	5/304 Clarendon St SOLDIERS HILL 3350	\$340,000	03/11/2023
2	4/45 Otway St BALLARAT EAST 3350	\$330,000	25/09/2023
3	3/304 Clarendon St SOLDIERS HILL 3350	\$330,000	15/08/2023

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:	13/05/2024 11:14



Date of sale



Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$345,000 Median Unit Price 13/05/2023 - 12/05/2024: \$345,000



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



5/304 Clarendon St SOLDIERS HILL 3350

(REI/VG)

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4 1

Price: \$340,000 Method: Private Sale Date: 03/11/2023

Rooms: 4

Property Type: Apartment

Agent Comments



4/45 Otway St BALLARAT EAST 3350 (REI/VG) Agent Comments

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Price: \$330,000 Method: Private Sale Date: 25/09/2023 Property Type: Unit



3/304 Clarendon St SOLDIERS HILL 3350

(REI/VG)

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Price: \$330,000 Method: Private Sale Date: 15/08/2023 Property Type: Flat

Land Size: 200 sqm approx

Agent Comments

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





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