

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	2/415 Ligar Street, Soldiers Hill Vic 3350
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

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 eighteen 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	604 Lydiard St.N SOLDIERS HILL 3350	\$506,000	30/06/2017
2	606 Sherrard St BLACK HILL 3350	\$500,000	08/02/2017
3	11b Ascot St.S BALLARAT CENTRAL 3350	\$485,000	15/03/2017

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 eighteen months.~~

Tony Douglass

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Indicative Selling Price

\$485,000 - \$495,000

Median House Price

Year ending June 2017: \$407,000


 3
  1
  1

Rooms: 5

Property Type:

Agent Comments

Offering architectural style and showcasing modern sophistication, this townhouses has been created with intricate attention to detail and features a unique design. Tasmanian Oak floors, plush carpets, and warm neutral tones create a warm and natural flow. Comprising 3 spacious bedrooms, including the master with ensuite and WIR, second family bathroom and large laundry with ample storage. Open plan living and dining with raked ceilings and a beautifully appointed kitchen finished with stone benchtops.

Comparable Properties



604 Lydiard St.N SOLDIERS HILL 3350 (REI)

Agent Comments

 3
  2
  1

Price: \$506,000

Method: Private Sale

Date: 30/06/2017

Rooms: 5

Property Type: House (Res)



606 Sherrard St BLACK HILL 3350 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$500,000

Method: Private Sale

Date: 08/02/2017

Rooms: -

Property Type: House

Land Size: 628 sqm approx



11b Ascot St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments

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Price: \$485,000

Method: Private Sale

Date: 15/03/2017

Rooms: -

Property Type: House (Res)