

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	506 Ligar Street, Soldiers Hill Vic 3350
---	--

Indicative selling price

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

Range between	\$380,000	&	\$390,000
---------------	-----------	---	-----------

Median sale price

Median price	\$438,000	House	X	Unit		Suburb or locality	Soldiers Hill
Period - From	01/10/2017	to	31/12/2017	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 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	306a Errard St.S BALLARAT CENTRAL 3350	\$391,500	27/11/2017
2	303 Macarthur St SOLDIERS HILL 3350	\$387,500	08/05/2017
3	15a King St.S BALLARAT EAST 3350	\$377,500	07/12/2017

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 656 sqm approx
 Agent Comments

Indicative Selling Price
 \$380,000 - \$390,000
Median House Price
 December quarter 2017: \$438,000

Comparable Properties



306a Errard St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$391,500
Method: Private Sale
Date: 27/11/2017
Rooms: 1
Property Type: House
Land Size: 510 sqm approx



303 Macarthur St SOLDIERS HILL 3350 (REI/VG)

Agent Comments



Price: \$387,500
Method: Private Sale
Date: 08/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



15a King St.S BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$377,500
Method: Private Sale
Date: 07/12/2017
Rooms: -
Property Type: House