

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 516 Lydiard 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

Range between \$545,000 & \$565,000

Median sale price

Median price \$566,500 Property Type House Suburb Soldiers Hill

Period - From 25/11/2020 to 24/11/2021 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	207 Brougham St SOLDIERS HILL 3350	\$571,000	29/04/2021
2	205 Brougham St SOLDIERS HILL 3350	\$540,000	19/05/2021
3	513 Macarthur St SOLDIERS HILL 3350	\$520,000	06/07/2021

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: 25/11/2021 09:41

516 Lydiard Street North, Soldiers Hill Vic 3350



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Property Type: House
Agent Comments

Indicative Selling Price
\$545,000 - \$565,000
Median House Price
25/11/2020 - 24/11/2021: \$566,500

Comparable Properties



207 Brougham St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$571,000
Method: Private Sale
Date: 29/04/2021
Property Type: House
Land Size: 402 sqm approx



205 Brougham St SOLDIERS HILL 3350 (VG)

Agent Comments

3 - -

Price: \$540,000
Method: Sale
Date: 19/05/2021
Property Type: House (Res)
Land Size: 213 sqm approx



513 Macarthur St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$520,000
Method: Private Sale
Date: 06/07/2021
Property Type: House (Res)
Land Size: 242 sqm approx

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798



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