

# 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 The Grange, Soldiers Hill Vic 3350

### Indicative selling price

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

Range between \$345,000 & \$365,000

### Median sale price

Median price \$435,000 Property Type Unit Suburb Soldiers Hill

Period - From 16/09/2020 to 15/09/2021 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	3/326 Walker St BALLARAT NORTH 3350	\$350,000	15/07/2021
2	2/319 Walker St BALLARAT NORTH 3350	\$340,000	15/05/2021
3	5/910 Lydiard St.N BALLARAT NORTH 3350	\$335,000	21/05/2021

**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:

16/09/2021 12:57

# 2 The Grange, Soldiers Hill Vic 3350



 2    1    1

**Rooms:** 5  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$345,000 - \$365,000  
**Median Unit Price**  
16/09/2020 - 15/09/2021: \$435,000

## Comparable Properties



**3/326 Walker St BALLARAT NORTH 3350 (VG)**   **Agent Comments**

 2    -    -

**Price:** \$350,000  
**Method:** Sale  
**Date:** 15/07/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**2/319 Walker St BALLARAT NORTH 3350 (VG)**   **Agent Comments**

 2    -    -

**Price:** \$340,000  
**Method:** Sale  
**Date:** 15/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**5/910 Lydiard St.N BALLARAT NORTH 3350 (VG)**   **Agent Comments**

 3    -    -

**Price:** \$335,000  
**Method:** Sale  
**Date:** 21/05/2021  
**Property Type:** Strata Unit/Flat

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



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