

# 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

4/503 Lydiard Street North, 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

\$550,000

&

\$600,000

### Median sale price

Median price \$435,000

Property Type Unit

Suburb Soldiers Hill

Period - From 17/09/2020

to 16/09/2021

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	9 Monteith PI BALLARAT CENTRAL 3350	\$599,000	21/11/2020
2	21 Monteith PI BALLARAT CENTRAL 3350	\$590,000	25/01/2021
3	419 Nicholson St BLACK HILL 3350	\$550,000	11/06/2021

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:

17/09/2021 17:14



3 2 1

**Property Type:** Townhouse  
(Single)

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

17/09/2020 - 16/09/2021: \$435,000

## Comparable Properties

**9 Monteith PI BALLARAT CENTRAL 3350 (VG)** **Agent Comments**

3 - -

**Price:** \$599,000

**Method:** Sale

**Date:** 21/11/2020

**Property Type:** Flat/Unit/Apartment (Res)



**21 Monteith PI BALLARAT CENTRAL 3350 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$590,000

**Method:** Private Sale

**Date:** 25/01/2021

**Property Type:** House



**419 Nicholson St BLACK HILL 3350 (REI/VG)** **Agent Comments**

3 1 4

**Price:** \$550,000

**Method:** Private Sale

**Date:** 11/06/2021

**Property Type:** House

**Land Size:** 504 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300