

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

304 LIGAR STREET SOLDIERS HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$495,000 & \$535,000

Median sale price

Median price \$551,000 Property type House Suburb Soldiers Hill

Period - From 01-03-2024 to 28-02-2025 Source Corelogic

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
813 DANA STREET BALLARAT CENTRAL VIC 3350	\$500,000	10-Dec-24
108 SEYMOUR STREET SOLDIERS HILL VIC 3350	\$520,000	30-Jan-25
210 BROUGHAM STREET SOLDIERS HILL VIC 3350	\$540,000	18-Oct-24

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: 06 March 2025