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 and postcode	217 LYDIARD STREET NORTH 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	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$590,000	Property type	House	Suburb	Soldiers Hill
Period-from	01 Mar 2024	to	28 Feb 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
17 LOCH AVENUE BALLARAT CENTRAL VIC 3350	$1,600,000	29-Mar-24
28 WINDERMERE STREET BALLARAT CENTRAL VIC 3350	$1,395,000	25-May-24
9 AJAX STREET NEWINGTON VIC 3350	$1,600,000	23-Sep-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: 24 March 2025

Mason Bourke
P 03 5331 2233
M 0412 374 633
E mason@ballaratrealestate.com.au



17 LOCH AVENUE BALLARAT CENTRAL VIC 3350

4 2 2

Sold Price **$1,600,000** Sold Date **29-Mar-24**

Distance **0.69km**



28 WINDERMERE STREET BALLARAT CENTRAL VIC 3350

4 2 2

Sold Price **$1,395,000** Sold Date **25-May-24**

Distance **1.31km**



9 AJAX STREET NEWINGTON VIC 3350

4 2 6

Sold Price **$1,600,000** Sold Date **23-Sep-24**

Distance **2.07km**

RS = Recent sale **UN** = Undisclosed Sale

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