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	503 Ligar Street Soldiers Street VIC

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	$950,000	&	$1,045,000

Median sale price

Median price	$670,000	Property type	*House*	Suburb	Soldiers Hill
Period - From	01.11.2021	to	31.10.2022	Source	Corelogic

Comparable property sales

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
102 Macarthur Street Soldiers Hill VIC 3350	$960,000	04.11.2022
233 Lydiard Street North Soldiers Hill VIC 3350	$1,045,000	05.10.2022
617 Dana Street Ballarat Central VIC 3350	$1,030,000	13.10.2022

This Statement of Information was prepared on: 07.11.2022