

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 Seymour Crescent, Soldiers Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$565,000

Property Type

House

Suburb

Soldiers Hill

Period - From

19/11/2020

to

18/11/2021

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	317 Errard St BALLARAT CENTRAL 3350	\$850,000	17/09/2021
2	318 Ripon St.S BALLARAT CENTRAL 3350	\$850,000	24/05/2021
3	2 Seymour Cr SOLDIERS HILL 3350	\$836,000	24/07/2021

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:

19/11/2021 13:55

4 Seymour Crescent, Soldiers Hill Vic 3350



Rob Cunningham

53312000

0418543634

robert@doepels.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

19/11/2020 - 18/11/2021: \$565,000



Property Type: House (Previously Occupied - Detached)

Land Size: 300 sqm approx

Agent Comments

Comparable Properties

317 Errard St BALLARAT CENTRAL 3350 (VG) Agent Comments



Price: \$850,000

Method: Sale

Date: 17/09/2021

Property Type: House (Res)

Land Size: 477 sqm approx



318 Ripon St.S BALLARAT CENTRAL 3350 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 24/05/2021

Property Type: House

Land Size: 390 sqm approx



2 Seymour Cr SOLDIERS HILL 3350 (VG)

Agent Comments



Price: \$836,000

Method: Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 940 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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