

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

107 Brougham Street, Soldiers Hill

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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Soldiers Hill

Period-from

01 Feb 2022

to

31 Jan 2023

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

525 DOVETON STREET NORTH SOLDIERS HILL VIC 3350	\$640,000	17-Jan-23
106 HOWARD STREET SOLDIERS HILL VIC 3350	\$600,000	12-Mar-22
704B HOWARD STREET SOLDIERS HILL VIC 3350	\$570,000	04-Feb-22

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: 01 February 2023



**525 DOVETON STREET NORTH
 SOLDIERS HILL VIC 3350**

 3  1  1

Sold Price

^{RS} **\$640,000**

Sold Date

17-Jan-23

Distance

0.71km



**106 HOWARD STREET SOLDIERS
 HILL VIC 3350**

 3  1  2

Sold Price

\$600,000

Sold Date

12-Mar-22

Distance

0.87km



**704B HOWARD STREET SOLDIERS
 HILL VIC 3350**

 3  1  1

Sold Price

\$570,000

Sold Date

04-Feb-22

Distance

1.18km

RS = Recent sale

UN = Undisclosed Sale

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