

# 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

208 Armstrong Street North, Soldiers Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$632,500 Property Type House Suburb Soldiers Hill

Period - From 11/10/2023 to 10/10/2024 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	13 Blair St GOLDEN POINT 3350	\$700,000	03/05/2024
2	102 Howard St SOLDIERS HILL 3350	\$770,000	19/04/2024
3	13 Princes St.N BALLARAT EAST 3350	\$723,400	13/10/2023

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: 11/10/2024 10:08



4 2 0

**Property Type:** House  
**Land Size:** 490 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median House Price**  
11/10/2023 - 10/10/2024: \$632,500

## Comparable Properties



13 Blair St GOLDEN POINT 3350 (REI)

**Agent Comments**

4 2 2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 03/05/2024  
**Property Type:** House  
**Land Size:** 528 sqm approx



102 Howard St SOLDIERS HILL 3350 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 19/04/2024  
**Property Type:** House (Res)  
**Land Size:** 830 sqm approx



13 Princes St.N BALLARAT EAST 3350 (REI)

**Agent Comments**

4 2 1

**Price:** \$723,400  
**Method:** Private Sale  
**Date:** 13/10/2023  
**Property Type:** House  
**Land Size:** 712 sqm approx

**Account - Ray White Ballarat** | P: 03 5333 4444 | F: 03 5333 4300