

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 628 Doveton Street North Soldiers Hill

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$380,000 & \$418,000

Median sale price




Median price: \$425,000 House Suburb: Soldiers Hill
Period - From: 01/01/2018 to 31/03/2018 Source: PDOL

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



506 Ligar St SOLDIERS HILL

3  1  1 




- First time offered for sale in over 40 years- Loved family home of three genuine bedrooms- Kitchen with meals area- Separate

Sold by Private Sale \$390,000

Date Sold 19/04/2018



115 Crompton St SOLDIERS HILL

3  1  2 

* Planning permit in place for subdivision. * Currently rented to terrific tenant at \$270 per week. * Love the location, Soldiers Hill.




Sold by Private Sale \$410,000

Date Sold 17/03/2018

Land 1,090 SqM



208 Howitt St BALLARAT NORTH

3  1  2 

Set on a generous allotment of 625 sqm (approx.) this stunning Californian Bungalow represents a superb blend of period

Sold by Private Sale \$430,000

Date Sold 28/07/2017

Land 625 SqM
