

## 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  
410-418 Ligar Street, 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 \$1,500,000 & \$1,650,000

#### Median sale price

Median price \$485,000 House  Unit  Suburb or locality Soldiers Hill

Period - From 01/04/2018 to 31/03/2019 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 eighteen 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		
2		
3		

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 eighteen months.

410-418 Ligar Street, Soldiers Hill Vic 3350

**hockingstuart**

Tim Valpied

5329 2500

0418 504 169

tvalpied@hockingstuart.com.au

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

Year ending March 2019: \$485,000



**Rooms:**

**Property Type:** House

**Land Size:** 2620 sqm approx

Agent Comments

Offering an exceptional development opportunity in the heart of Soldiers Hill. With a Planning permit in place for the redevelopment/restoration of the four houses fronting Ligar Street and for the construction of seven townhouses at the rear, the hard work has been done. The four houses are currently under lease agreements and provide a rental income. Location will be the key to the success of this development, set in the heart of historical Soldiers Hill, within walking distance to the Ballarat Railway Station, close to schools, public transport and the CBD.

## Comparable Properties

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 eighteen months.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555

Generated: 01/05/2019 11:24



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.