

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 410-418 Ligar Street, Soldiers Hill Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House X Unit Suburb or locality

Period - From to Source

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.~~

**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

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