

# 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

31 Churchill Avenue Ararat VIC 3377

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$315,000 & \$330,000

### Median sale price

Median price \$280,000 Property type House Suburb Ararat

Period - From 01/12/2020 to 30/11/2021 Source Corelogic

### Comparable property sales

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
41 Queen Street Ararat VIC 3377	\$305,000	07/10/2021
85 Tobin Street Ararat VIC 3377	\$320,000	05/10/2021
144 Moore Street Ararat VIC 3377	\$350,000	16/11/2021

This Statement of Information was prepared on: 22/12/2021