

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 and
postcode

21 LAMBERT STREET ARARAT VIC 3377

Indicative selling price

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

Single Price

or range
between

\$595,000

&

\$653,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Other

Suburb

Ararat

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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

33 VINCENT STREET ARARAT VIC 3377	\$574,000	04-Aug-22
54 GIRDLESTONE STREET ARARAT VIC 3377	\$625,000	21-Feb-22
31 WILD STREET ARARAT VIC 3377	\$690,000	20-Jun-22

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: 24 August 2022


33 VINCENT STREET ARARAT VIC 3377

Sold Price

^{RS} **\$574,000** ^{UN}

Sold Date **04-Aug-22**
 4  2  2

Distance **0.79km**

54 GIRDLESTONE STREET ARARAT VIC 3377

Sold Price

\$625,000

Sold Date **21-Feb-22**
 4  2  2

Distance **0.61km**

31 WILD STREET ARARAT VIC 3377

Sold Price

\$690,000

Sold Date **20-Jun-22**
 4  2  2

Distance **1.33km**
RS = Recent sale

UN = Undisclosed Sale

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