

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

6/48 KING 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

\$189,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$285,000

Property type

Unit

Suburb

Ararat

Period-from

01 Feb 2022

to

31 Jan 2023

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

7/48 KING STREET ARARAT VIC 3377	\$172,500	11-Jul-22
12/48 KING STREET ARARAT VIC 3377	\$177,000	31-Oct-22
1 PALMERSTON STREET ARARAT VIC 3377	\$187,000	27-Jul-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: 23 February 2023


7/48 KING STREET ARARAT VIC 3377

Sold Price

\$172,500

Sold Date

11-Jul-22
 2  1  1

Distance

0km

12/48 KING STREET ARARAT VIC 3377

Sold Price

\$177,000

Sold Date

31-Oct-22
 2  1  1

Distance

0km

1 PALMERSTON STREET ARARAT VIC 3377

Sold Price

\$187,000

Sold Date

27-Jul-22
 2  1  1

Distance

0.49km
RS = Recent sale

UN = Undisclosed Sale

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