

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

3 MCGIBBONY 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

\$504,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Ararat

Period-from

01 Apr 2023

to

31 Mar 2024

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

8 KIMS CLOSE ARARAT VIC 3377	\$500,000	31-Jul-23
65A BLAKE STREET ARARAT VIC 3377	\$510,000	16-Feb-24
16 DAWSON STREET ARARAT VIC 3377	\$522,500	25-Aug-23

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: 11 April 2024



8 KIMS CLOSE ARARAT VIC 3377

Sold Price

\$500,000

Sold Date

31-Jul-23

3 2 2

Distance

1.52km



65A BLAKE STREET ARARAT VIC 3377

Sold Price

^{RS} **\$510,000**

Sold Date

16-Feb-24

4 2 2

Distance

1.54km



16 DAWSON STREET ARARAT VIC 3377

Sold Price

\$522,500

Sold Date

25-Aug-23

4 2 -

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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