

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

2/132 Lambert Street, Ararat 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 \$60,000

or range between \$

&

\$

Median sale price

Median price \$85,000

Property type Land

Suburb Ararat

Period - From 01/03/2020

to

28/02/2021

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
5 Circa Way, Ararat 3377	\$75,000	14/09/2020
11 Circa Way, Ararat 3377	\$66,000	05/10/2020
29 Smith Street, Ararat 3377	\$60,000	10/06/2020

This Statement of Information was prepared on: 19/03/2021