

# 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

4 Murphy Street 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

\$160,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$102,000

Property type

Land

Suburb

Ararat

Period - From

01.06.2021

to

31.05.2022

Source

Corelogic

### Comparable property sales

Address of comparable property

Price

Date of sale

125 High Street Ararat VIC 3377

\$137,000

03.05.2022

**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:

07.06.2022