

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 239 Western Highway 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 \$449,000

or range between

&

Median sale price

Median price \$274,000

Property type House

Suburb Ararat

Period - From 01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
13 Domain Circuit Ararat VIC 3377	\$460,000	25-Jun-21
11 Kims Close Ararat VIC 3377	\$467,000	14-Oct-21
14 Vanstan Street Ararat VIC 3377	\$491,600	01-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18 November 2021