

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

54 Smith 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 \$* or range between \$46,000 & \$50,000

Median sale price

Median price

\$124,500

Property type

Land

Suburb

Ararat

Period - From

01/11/18

to

30/10/19

Source

Core Logic

Comparable property sales

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
21 Grano Street, Ararat 3377	\$50,000	17/06/2018
20 Acacia Avenue, Ararat 3377	\$59,000	15/02/2019
3B George Road, Ararat 3377	\$85,000	18/01/2019

This Statement of Information was prepared on: 21/11/2019