# 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

1/9 Eyre 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	or range between	\$180,000	&	\$198,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$207,000	Prop	erty type		Unit	Suburb	Ararat
Period-from	01 Sep 2019	to	31 Aug 2	2020	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
1/24 View Point Street Ararat VIC 3377	\$186,000	29-Jan-20
4/9 Scherger Crescent Ararat VIC 3377	\$195,500	07-Jul-20
2 Lowe Street Ararat VIC 3377	\$182,000	06-Dec-19

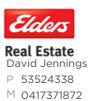
OR

**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: 24 September 2020



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- E david.jennings@eldersre.com.au



-	1/24 View Point Street Ararat VIC 3377			Sold Price	\$186,000	Sold Date	29-Jan-20
and the second s	昌 2	1	<b>⇔</b> 1			Distance	0.7km



4/9 Scherger Crescent Ararat VIC 3377		Sold Price	\$195,500 Sold		07-Jul-20		
	昌 2	1	⇔1			Distance	1.44km



#### **RS** = Recent sale UN = Undisclosed Sale

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