

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

3 George Road Ararat VIC 3377

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$390,000 & \$410,000

Median sale price

Median price \$300,000 Property type House Suburb Ararat

Period - From 01.03.2021 to 28.02.2022 Source Corelogic

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
33 High Street West Ararat VIC 3377	\$412,000	13.12.2021
11 Queens Avenue Ararat VIC 3377	\$375,000	27.10.2021
15 Churchill Avenue Ararat VIC 3377	\$382,000	18.11.2021

This Statement of Information was prepared on: 01.03.2022