

# 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

35 Best Street, Ararat 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 \$\* or range between \$345,000 & \$360,000

### Median sale price

Median price

\$254,500

Property type

House

Suburb

Ararat

Period - From

01/05/2020

to

30/04/2021

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
6/2 Beveridge Street, Ararat 3377	\$345,000	15/12/2020
2B Kneebone Street, Ararat 3377	\$345,500	26/01/2021
2A Kneebone Street, Ararat 3377	\$360,000	13/03/2021

This Statement of Information was prepared on: 26/05/2021