

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 37 High Street West 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 \$445,000

or range between \$

&

\$

Median sale price

Median price \$367,500

Property type House

Suburb

Ararat

Period - From 01.11.2021

to

31.10.2022

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
81 Banfield Street Ararat VIC 3377	\$451,000	08.08.2022
10 Vincent Street Ararat VIC 3377	\$450,000	29.08.2022
38 Palmer Street Ararat VIC 3377	\$465,000	26.05.2022

This Statement of Information was prepared on: 18.11.2022