

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

2 Queen Street South 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

\$320,000

&

\$340,000

Median sale price

Median price

\$280,000

Property type

House

Suburb

Ararat

Period - From

01-01-2021

to

31-12-2021

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
44 Vincent Street Ararat VIC 3377	\$350,000	07-12-2021
36 Port Fairy Road Ararat VIC 3377	\$340,000	13-05-2021
31 King Street Ararat VIC 3377	\$320,000	15-10-2021

This Statement of Information was prepared on: 06-01-2022