

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

16 Baird 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 \$290,000 & \$315,000

Median sale price

Median price

\$372,500

Property type

House

Suburb

Ararat

Period - From

01/12/2021

to

30/11/2022

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

8 Smith Street, Ararat Vic 3377	\$287,500	28/11/2022
45 Baird Street, Ararat Vic 3377	\$315,000	05/12/2022
152 High Street, Ararat Vic 3377	\$315,000	03/08/2022

This Statement of Information was prepared on: 20/12/2022