

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

34 Queen 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

\$200,000

or range between

\$*

&

\$

Median sale price

Median price

\$180,000

Property type

Land

Suburb

Ararat

Period - From

01 Feb 2023

to

31 Jan 2024

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
Lot 3 Brewster Road Ararat VIC 3377	\$170,000	10.05.23
53 Golf Links Road Ararat VIC 3377	\$180,000	18.12.23
31a Vincent Street, Ararat VIC 3377	\$242,000	13.10.23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

28 February 2024