

## 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 and  
postcode

13 TIMMINS STREET ARARAT VIC 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

\$269,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$342,500

Property type

House

Suburb

Ararat

Period-from

01 Nov 2023

to

31 Oct 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

7 QUEEN STREET SOUTH ARARAT VIC 3377	\$265,000	19-Sep-24
7 STEVEN CRESCENT ARARAT VIC 3377	\$275,000	30-Apr-24
3 GREVILLEA COURT ARARAT VIC 3377	\$250,000	09-Sep-24

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.~~

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**7 QUEEN STREET SOUTH ARARAT VIC 3377**Sold Price <sup>RS</sup> **\$265,000** <sup>UN</sup> Sold Date **19-Sep-24**

3 1 1

Distance **2.23km****7 STEVEN CRESCENT ARARAT VIC 3377**Sold Price **\$275,000** Sold Date **30-Apr-24**

3 1 1

Distance **0.42km****3 GREVILLEA COURT ARARAT VIC 3377**Sold Price **\$250,000** Sold Date **09-Sep-24**

3 1 2

Distance **0.14km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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