

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

39 Jengarla Court, Ararat 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 \$890,000 & \$950,000

Median sale price

Median price \$245,000 Property type House Suburb Ararat

Period - From 01/03/2020 to 28/02/2021 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
46 Saw Pit Flat Road, Ararat 3377	\$810,000	06/01/2021
33 Bellinghams Hill Road, Ararat 3377	\$820,000	22/03/2020
21 Frankum Road, Ararat 3377	\$920,000	16/03/2020

This Statement of Information was prepared on: 19/03/2021