

# 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

22 McNeill 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  or range between \$410,000 & \$430,000

### Median sale price

Median price \$350,000 Property type House Suburb Ararat

Period - From 01-10-2021 to 30-09-2022 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
99 George Road Ararat VIC 3377	\$445,000	06-05-2022
7 Kimbarra Court Ararat VIC 3377	\$420,000	31-05-2022
20 Queen Street South Ararat VIC 3377	\$400,000	18-08-2022

This Statement of Information was prepared on: 05-10-2022