

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 14 QUEENS AVENUE, ARARAT

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 \$530,000 & \$550,000

Median sale price

Median price \$372,500 Property type House Suburb Ararat

Period - From 15 FEB 2023 to 14 FEB 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

OR

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

This Statement of Information was prepared on: 15 February 2024