

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

171-173 Grano 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

or range
between

\$95,000

&

\$104,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$85,000

Property type

Land

Suburb

Ararat

Period-from

01 Nov 2020

to

31 Oct 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

44 Maude Street Ararat VIC 3377	\$102,000	31-May-21
16 Vincent Street Ararat VIC 3377	\$95,000	13-Jul-20
1 Domain Circuit Ararat VIC 3377	\$103,000	21-Oct-20

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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Real Estate

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44 Maude Street Ararat VIC 3377

Sold Price

\$102,000

Sold Date

31-May-21

3 2 -

Distance

1.8km



16 Vincent Street Ararat VIC 3377

Sold Price

\$95,000

Sold Date

13-Jul-20

4 2 2

Distance

3.28km



1 Domain Circuit Ararat VIC 3377

Sold Price

\$103,000

Sold Date

21-Oct-20

3 2 2

Distance

3.94km

RS = Recent sale

UN = Undisclosed Sale

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