

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

21 Tuson 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

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$245,000

Property type

House

Suburb

Ararat

Period-from

01 Feb 2020

to

31 Jan 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

2 Queens Avenue Ararat VIC 3377	\$221,500	30-Jul-19
40 Carey Street Ararat VIC 3377	\$220,000	17-Dec-20
42 View Point Street Ararat VIC 3377	\$246,000	13-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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2 Queens Avenue Ararat VIC 3377

Sold Price

\$221,500

Sold Date

30-Jul-19

 3  1  1

Distance

0.36km



40 Carey Street Ararat VIC 3377

Sold Price

\$220,000

Sold Date

17-Dec-20

 3  1  2

Distance

0.56km



42 View Point Street Ararat VIC 3377

Sold Price

\$246,000

Sold Date

13-Oct-20

 3  1  4

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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