

# 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 1 LAVENDER TERRACE, 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 \$569,000

or range between

&

### Median sale price

Median price \$342,500

Property type House

Suburb Ararat

Period - From 1<sup>st</sup> Nov 2023

to

31<sup>st</sup> Oct 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
59 MCNEILL STREET ARARAT VIC 3377	\$550,000	14-Aug-24
3 EVANS PARK DRIVE ARARAT VIC 3377	\$560,000	25-Oct-24
7 EVANS PARK DRIVE ARARAT VIC 3377	\$593,000	30-Oct-24

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: 25 November 2024