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

33 HIGH STREET WEST 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	\$430,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$350,000	Prop	erty type	type House		Suburb	Ararat
Period-from	01 Oct 2023	to	30 Sep 2	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
41 BANFIELD STREET ARARAT VIC 3377	\$400,000	04-Jun-24
2 PLANT STREET ARARAT VIC 3377	\$420,000	04-Oct-24
6 VINCENT STREET ARARAT VIC 3377	\$450,000	30-Sep-24

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.

This Statement of Information was prepared on: 25 October 2024





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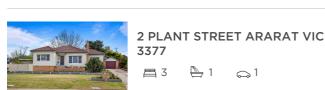
E brad.jensen@nh.com.au



41 BANFIELD STREET ARARAT VIC Sold Price 3377

\$400,000 Sold Date 04-Jun-24

0.8km Distance



⇔ 2

*\$420,000 Sold Date 04-Oct-24

Distance



3377 □ 3 ₽ 1 Sold Price

0.08km

6 VINCENT STREET ARARAT VIC

Sold Price

RS \$450,000 Sold Date 30-Sep-24

二 3

□ 3

₾ 1

⇔ 2

Distance 1.07km

RS = Recent sale

UN = Undisclosed Sale

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