

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 or
locality and postcode

20 Tatyoon Road 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

\$280,000

or range between

&

Median sale price

Median price

\$380,000

Property type

House

Suburb

Ararat

Period - From

01-03-2022

to

28-02-2023

Source

Corelogic

Comparable property sales

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
37 Marx Crescent Ararat VIC 3377	\$310,000	15-03-2023
26 Churchill Avenue Ararat VIC 3377	\$270,000	25-10-2022
10 Bonnin Avenue Ararat VIC 3377	\$275,000	15-08-2023

This Statement of Information was prepared on:

21-03-2023