

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

Lot 76 Reserve Court, 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

\$104,500

or range between

\$*

&

\$

Median sale price

Median price

\$138,800

Property type

Land

Suburb

Ararat

Period - From

01/05/19

to

30/04/20

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
3B George Road, Ararat 3377	\$85,000	18/01/2019
3 Reverse Court, Ararat 3377	\$85,000	20/02/2020
52 Moore Street, Ararat 3377	\$95,000	04/12/2019

This Statement of Information was prepared on: 05/05/2020