

# 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

16 Vincent Street, Ararat 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

\$97,000

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