

# 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

25 Churchill Avenue, 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 \$\* or range between \$150,000 & \$160,000

### Median sale price

Median price

\$229,250

Property type

House

Suburb

Ararat

Period - From

01/10/2019

to

30/09/2020

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
35 Montgomery Street, Ararat 3377	\$140,000	27/03/2020
7 Neylan Street, Ararat 3377	\$145,000	11/02/2020
82 Queen Street, Ararat 3377	\$157,000	07/09/2020

This Statement of Information was prepared on: 14/10/2020