

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

11 Queens Avenue 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

or range
between

\$341,000

&

\$375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$268,500

Property type

House

Suburb

Ararat

Period-from

01 Sep 2020

to

31 Aug 2021

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

9 Elizabeth Street Ararat VIC 3377	\$365,000	20-Sep-21
16 Barkly Street West Ararat VIC 3377	\$370,000	18-May-21
33 High Street West Ararat VIC 3377	\$350,000	17-May-21

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.~~

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Real Estate

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9 Elizabeth Street Ararat VIC 3377

Sold Price

^{RS}

\$365,000

Sold Date

20-Sep-21

3

2

3

Distance

0.55km



16 Barkly Street West Ararat VIC 3377

Sold Price

\$370,000

Sold Date

18-May-21

3

1

-

Distance

0.78km



33 High Street West Ararat VIC 3377

Sold Price

\$350,000

Sold Date

17-May-21

3

1

2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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