

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

21 Marx Crescent 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

\$155,000

&

\$170,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$229,250

Property type

House

Suburb

Ararat

Period-from

01 Oct 2019

to

30 Sep 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

10 Marx Crescent Ararat VIC 3377	\$160,000	17-Jul-19
75 Churchill Avenue Ararat VIC 3377	\$170,000	24-Sep-20
74 Rundell Street Ararat VIC 3377	\$168,888	29-Aug-19

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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David Jennings
P 53524338
M 0417371872
E david.jennings@eldersre.com.au



10 Marx Crescent Ararat VIC 3377

Sold Price

\$160,000

Sold Date

17-Jul-19

 3  1  1

Distance

0.09km



75 Churchill Avenue Ararat VIC 3377

Sold Price

^{RS}
\$170,000

Sold Date

24-Sep-20

 3  1  3

Distance

0.43km



74 Rundell Street Ararat VIC 3377

Sold Price

\$168,888

Sold Date

29-Aug-19

 3  1  -

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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