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

3 ROTARY 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	\$270,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$310,000	Property type		House		Suburb	Ararat
Period-from	01 Mar 2021	to	28 Feb 2022		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	
26 COAD STREET ARARAT VIC 3377	\$290,000	22-Nov-21	
17 HEWITT STREET ARARAT VIC 3377	\$261,000	13-May-21	
10 ROTARY AVENUE ARARAT VIC 3377	\$285,000	10-Mar-22	

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.

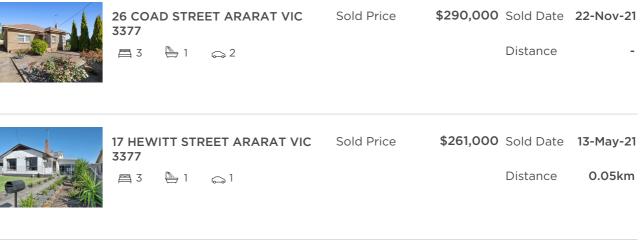
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Ε	Brad.jensen@nh.com.au
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10 ROTARY AVENUE ARARAT VIC 3377			Sold Price	^{RS} \$285,000	Sold Date	10-Mar-22	
₿ 3							0.03km

RS = Recent sale UN = Undisclosed Sale

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