

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 237 McGibbony Street 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 \$250,000 & \$270,000

Median sale price

Median price \$372,500 Property type House Suburb Ararat

Period - From 01.01.2022 to 31.12.2022 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
54 King Street Ararat VIC 3377	\$260,000	03.10.2022
8 Short Street Ararat VIC 3377	\$270,000	11.07.2022
13 McGibbony Street Ararat VIC 3377	\$295,000	08.07.2022

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.~~

This Statement of Information was prepared on: 06.01.2023