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

5 BOBERSKI CLOSE ARARAT	VIC 3377
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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 rang betwee	·	\$595,000	&	\$625,000	
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$350,000	Property type Ho		House	Suburb	Ararat		
Period-from	01 Oct 2023	to	30 Sep 2	024	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
1 REDGUM DRIVE ARARAT VIC 3377	\$570,000	09-May-24
3 LOBELIA DRIVE ARARAT VIC 3377	\$580,000	18-Oct-24
28 WILD STREET ARARAT VIC 3377	\$600,000	10-Jan-24

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: 25 October 2024

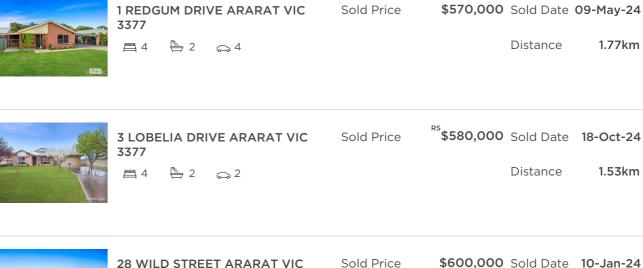


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	28 WIL 3377			Sold Price	\$600,000 Sold Date	10-Jan-24
N		2 🚔	_බ 2		Distance	1.44km

RS = Recent sale UN = Undisclosed Sale

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