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 |
|-------------------------|----------|
|-------------------------|----------|

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

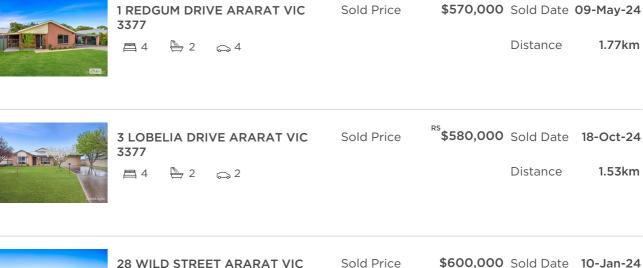


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Nutrien Harcourts

Brad Jensen

- P 03 5352 1400
- M 0438521039
- E brad.jensen@nh.com.au





| | 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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