

# 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

Lot 1, 2, 3, 4, 5, 6, 7, 8, 9 of 6 Port Fairy Road, Ararat 3377
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$125,000 or range between \$\* & \$

### Median sale price

Median price \$85,000 Property type Land Suburb Ararat

Period - From 01/07/2020 to 30/06/2021 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
118 Golf Link Road, Ararat 3377	\$159,000	30/03/2021
233 Western Highway, Ararat 3377	\$94,000	04/08/2020
2 Reserve Court, Ararat 3377	\$92,500	18/06/2020

**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: 27/07/2021