

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

27 Montgomery Street, Ararat 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 \$139,000

or range between \$*

&

\$

Median sale price

Median price \$213,000

Property type House

Suburb Ararat

Period - From 01/10/18

to

30/09/19

Source Core Logic

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
385 Barkly Street, Ararat 3377	\$177,000	30/05/2019
4 Marx Crescent, Ararat 3377	\$170,000	02/04/2019
8 Wilmot Street, Ararat 3377	\$165,000	01/04/2019

This Statement of Information was prepared on: 15/10/2019