

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

2 IRONBARK LANE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

House

Suburb

Ararat

Period-from

01 Jan 2022

to

31 Dec 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

17 MACLEAN STREET ARARAT VIC 3377	\$543,000	13-May-22
9 BARKLY STREET ARARAT VIC 3377	\$628,000	08-Nov-22
6017 PYRENEES HIGHWAY ARARAT VIC 3377	\$625,000	11-Jun-22

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.

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Real Estate

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17 MACLEAN STREET ARARAT VIC 3377

Sold Price

\$543,000

Sold Date

13-May-22



3



2



2

Distance

0.09km



9 BARKLY STREET ARARAT VIC 3377

Sold Price

^{RS} **\$628,000**

Sold Date

08-Nov-22



4



2



2

Distance

1.49km



**6017 PYRENEES HIGHWAY
ARARAT VIC 3377**

Sold Price

\$625,000

Sold Date

11-Jun-22



4



2



1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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