

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

1 Steven Crescent 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 \$242,500

or range between

&

Median sale price

Median price \$300,000

Property type House

Suburb Ararat

Period - From 01-02-2021

to

31-01-2022

Source Corelogic

Comparable property sales

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
5 Steven Crescent Ararat VIC 3377	\$235,000	21-09-2021
17 Steven Crescent Ararat VIC 3377	\$250,000	25-11-2021
19 Steven Crescent Ararat VIC 3377	\$271,500	08-11-2021

This Statement of Information was prepared on: 02.06.2022