

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 BAIRD STREET, ARARAT, VIC 3377**

3 1 2

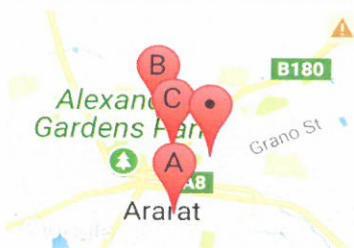
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$132,000 to \$142,000**

Provided by: Anne Williams, Geoff Sewell Real Estate

## MEDIAN SALE PRICE



**ARARAT, VIC, 3377**

Suburb Median Sale Price (House)

**\$220,500**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**35 MCGIBBONY ST, ARARAT, VIC 3377**

3 1 1

Sale Price

**\$230,000**

Sale Date: 29/01/2017

Distance from Property: 994m



**10 MACLEAN ST, ARARAT, VIC 3377**

3 1 2

Sale Price

**\$178,000**

Sale Date: 23/12/2016

Distance from Property: 938m



**12 WILSON ST, ARARAT, VIC 3377**

3 1 1

Sale Price

**\$169,000**

Sale Date: 22/12/2016

Distance from Property: 519m



This report has been compiled on 01/02/2018 by Geoff Sewell Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode 8 BAIRD STREET, ARARAT, VIC 3377


#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$132,000 to \$142,000

#### Median sale price

Median price \$220,500 House ☒ Unit ☐ Suburb ARARAT

Period 01 January 2017 to 31 December 2017 Source 

#### Comparable property sales

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 |
|-----------------------------------|-----------|--------------|
| 35 MCGIBBONY ST, ARARAT, VIC 3377 | \$230,000 | 29/01/2017   |
| 10 MACLEAN ST, ARARAT, VIC 3377   | \$178,000 | 23/12/2016   |
| 12 WILSON ST, ARARAT, VIC 3377    | \$169,000 | 22/12/2016   |