

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

10 McLellan Street 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

\$245,000

&

\$265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$268,500

Property type

House

Suburb

Ararat

Period-from

01 Sep 2020

to

31 Aug 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

41 McLellan Street Ararat VIC 3377	\$255,000	01-Jul-21
39 McGibbony Street Ararat VIC 3377	\$255,000	17-Dec-20
112 Moore Street Ararat VIC 3377	\$247,500	04-Dec-20

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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41 McLellan Street Ararat VIC 3377 Sold Price **\$255,000** Sold Date **01-Jul-21**

3 1 2

Distance **0.59km**



39 McGibbony Street Ararat VIC 3377 Sold Price

Sold Date **17-Dec-20**

3 1 2

Distance **0.75km**



112 Moore Street Ararat VIC 3377 Sold Price **\$247,500** Sold Date **04-Dec-20**

3 1 1

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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