

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

35 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

\$147,500

or range between

\$*

&

\$

Median sale price

Median price

\$213,000

Property type

other

Suburb

Ararat

Period - From

01/03/2019

to

29/02/2020

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

36 Churchill Avenue, Ararat 3377	\$162,000	28/03/2019
30 Churchill Avenue, Ararat 3377	\$160,000	28/03/2019
45 Tobin Street, Ararat 3377	\$175,000	07/08/2019

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.

This Statement of Information was prepared on:

10/03/2019