

## 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

37 QUEEN STREET ARARAT VIC 3377

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$317,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$384,000

Property type

House

Suburb

Ararat

Period-from

01 Jun 2022

to

31 May 2023

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

1/10 KNEALE STREET ARARAT VIC 3377	\$290,000	23-Jan-23
1/29 QUEEN STREET ARARAT VIC 3377	\$320,000	25-Aug-22
1/9 GEORGE ROAD ARARAT VIC 3377	\$320,000	22-May-23

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: 05 June 2023



**1/10 KNEALE STREET ARARAT VIC 3377**

Sold Price

**\$290,000**

Sold Date

**23-Jan-23**

 2

 1

 1

Distance

**1.83km**



**1/29 QUEEN STREET ARARAT VIC 3377**

Sold Price

**\$320,000**

Sold Date

**25-Aug-22**

 2

 1

 3

Distance

**0.11km**



**1/9 GEORGE ROAD ARARAT VIC 3377**

Sold Price

<sup>RS</sup> **\$320,000**

Sold Date

**22-May-23**

 2

 1

 1

Distance

**1.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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