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

61 MOORE STREET ARARAT VIC 3377

Indicative selling price

Period-from

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

Single Price		or rang betwee	5.570.000	&	\$340,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$380,000	Property type	Other	Suburb	Ararat						

31 May 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2022

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.

to

Address of comparable property	Price	Date of sale	
24 KING STREET ARARAT VIC 3377	\$330,000	30-Jun-22	
2 QUEEN STREET SOUTH ARARAT VIC 3377	\$335,000	31-Mar-22	
138 MOORE STREET ARARAT VIC 3377	\$350,000	21-Dec-22	

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: 28 June 2023



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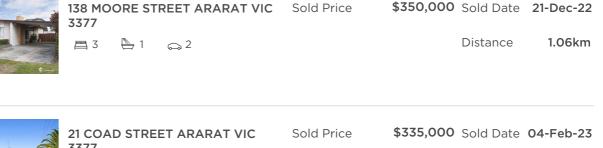


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24 KING STREET ARARAT VIC 3377 Sold Price\$330,000 Sold Date30-Jun-22 $\square 3 \square 1 \square 3$ $\square 1 \square 3$ Distance0.29kmDistance\$335,000 Sold Date31-Mar-22 $\square 3 \square 1 \square 3$ $\square 1$ Distance0.77km





21 COA 3377	D STRE	ET ARARAT VIC	Sold Price	\$335,000	Sold Date	04-Feb-23
昌 3	1	⇔ 1			Distance	1.55km

RS = Recent sale UN = Undisclosed Sale

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