

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

153 LAMBERT 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

\$205,000

&

\$219,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$384,000

Property type

House

Suburb

Ararat

Period-from

01 May 2022

to

30 Apr 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

100 BANFIELD STREET ARARAT VIC 3377	\$230,000	05-Sep-22
79 CAMPBELL STREET ARARAT VIC 3377	\$185,000	22-Feb-22
14 MURPHY STREET ARARAT VIC 3377	\$226,000	11-Mar-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: 30 May 2023


**100 BANFIELD STREET ARARAT
VIC 3377**
 2  1  -

Sold Price

\$230,000

Sold Date

05-Sep-22

Distance

1.01km

**79 CAMPBELL STREET ARARAT
VIC 3377**
 3  1  3

Sold Price

\$185,000

Sold Date

22-Feb-22

Distance

2.23km

**14 MURPHY STREET ARARAT VIC
3377**
 2  1  1

Sold Price

\$226,000

Sold Date

11-Mar-23

Distance

2.38km
RS = Recent sale

UN = Undisclosed Sale

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