

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

22 Truscott 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

\$210,000

or range between

\$*

&

\$*

Median sale price

Median price

\$217,500

Property type

House

Suburb

Ararat

Period - From

July 2018

to

July 2019

Source

Core Logic

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

34 Vincent Street, Ararat 3377

\$255,000

04/06/2019

29 Princes Street South, Ararat 3377

\$215,000

01/11/2018

8 Bonnin Avenue, Ararat 3377

\$205,000

03/07/2019

This Statement of Information was prepared on: 18/10/2019