

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 1/17 BARKLY STREET WEST, ARARAT

Indicative selling price

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

Single price \$277,500

or range between \$*

&

\$

Median sale price

Median price

\$370,000

Property type

UNIT

Suburb

Ararat

Period - From

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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
18 LAIDLAW STREET ARARAT VIC 3377	\$255,000	22-Jan-25
16 BONNIN AVENUE ARARAT VIC 3377	\$276,000	13-Jun-25
99 MOORE STREET ARARAT VIC 3377	\$290,000	20-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18 September 2025