# 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

2/41 PRINCES	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	5470000	&	\$460,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$300,000	Property type	Unit	Suburb	Ararat		

31 May 2025

Source

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

01 Jun 2024

**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
7 GOSSIP AVENUE ARARAT VIC 3377	\$425,000	27-Feb-25
14A ELIZABETH STREET ARARAT VIC 3377	\$450,000	23-Jun-24
3B GEORGE ROAD ARARAT VIC 3377	\$460,000	20-Mar-25

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 2025



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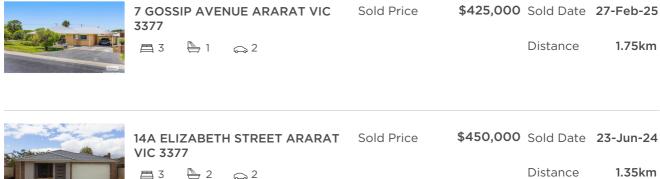
## Nutrien Harcourts

1.75km

Distance

Brad Jensen

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4A ELIZABETH STREET ARARAT IC 3377	Sold Price	\$450,000	Sold Date	23-Jun-24
🖴 3 🍋 2 🚗 2			Distance	1.35km

	3B GEORGE ROAD ARARAT VIC 3377			Sold Price	\$460,000	Sold Date	20-Mar-25
	<b>=</b> 3	ا	<b>⇔</b> 1			Distance	1.73km

**RS** = Recent sale UN = Undisclosed Sale

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