## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
IIODGILV	Ullelea	101	Jaio

Address
Including suburb and postcode

28 TUSON 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	\$390,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$380,000	Prop	erty type		House	Suburb	Ararat
Period-from	01 Oct 2024	to	30 Sep 2	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
101 BREWSTER ROAD NORTH ARARAT VIC 3377	\$382,550	13-May-25
10 EYRE STREET ARARAT VIC 3377	\$397,500	17-Apr-25
3A GEORGE ROAD ARARAT VIC 3377	\$415,000	24-Feb-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: 30 October 2025





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101 BREWSTER ROAD NORTH **ARARAT VIC 3377** 

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Sold Price

\$382,550 Sold Date 13-May-25

1.81km Distance



10 EYRE STREET ARARAT VIC 3377 Sold Price

\$397,500 Sold Date 17-Apr-25

Distance 0.5km



3A GEORGE ROAD ARARAT VIC 3377

Sold Price

**\$415,000** Sold Date **24-Feb-25** 

Distance

1.1km

**4** ₩ 1 ⇔2

**RS** = Recent sale

UN = Undisclosed Sale

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