

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

34 HUCKER 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

\$380,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$378,500

Property type

House

Suburb

Ararat

Period-from

01 Aug 2024

to

31 Jul 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

65 CHURCHILL AVENUE ARARAT VIC 3377	\$377,000	21-Feb-25
9 VIEW POINT STREET ARARAT VIC 3377	\$390,000	11-Dec-24
10 EYRE STREET ARARAT VIC 3377	\$397,500	17-Apr-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: 01 August 2025


**65 CHURCHILL AVENUE ARARAT
VIC 3377**

Sold Price

\$377,000

Sold Date

21-Feb-25


Distance

2.07km

**9 VIEW POINT STREET ARARAT
VIC 3377**

Sold Price

\$390,000

Sold Date

11-Dec-24


Distance

1.53km

10 EYRE STREET ARARAT VIC 3377

Sold Price

\$397,500

Sold Date

17-Apr-25


Distance

1.77km
RS = Recent sale

UN = Undisclosed Sale

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