

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

7 Lavender Terrace 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

\$137,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$190,000

Property type

Land

Suburb

Ararat

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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

53 GOLF LINKS ROAD ARARAT VIC 3377	\$180,000	28-Nov-23
LOT 3 BREWSTER ROAD ARARAT VIC 3377	\$170,000	10-May-23
LOT 1 BREWSTER ROAD ARARAT VIC 3377	\$187,000	29-Feb-24

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: 18 October 2024



53 GOLF LINKS ROAD ARARAT VIC 3377

Sold Price

\$180,000

Sold Date

28-Nov-23



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Distance

2.52km



LOT 3 BREWSTER ROAD ARARAT VIC 3377

Sold Price

\$170,000

Sold Date

10-May-23



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-

Distance

1.12km



LOT 1 BREWSTER ROAD ARARAT VIC 3377

Sold Price

\$187,000

Sold Date

29-Feb-24



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Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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