

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 or locality and postcode

S1 Damman Drive, 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 \$155,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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 |
|--------------------------------|-------|--------------|
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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.

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

This Statement of Information was prepared on: 11 February 2025

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 or locality and postcode

S2 Damman Drive, 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 \$176,550 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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| Address of comparable property | Price | Date of sale |
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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S3 Damman Drive, 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 \$165,850 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S4 Damman Drive, 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 \$180,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S5 Damman Drive, 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 &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S6 Damman Drive, 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 \$171,200 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S7 Damman Drive, 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 \$165,850 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S8 Damman Drive, 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 \$187,250 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Section 47AF of the *Estate Agents Act 1980*

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Address
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S9 Damman Drive, Ararat VIC 3377

Indicative selling price

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Single price \$165,850 or range between &

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Median price Property type Suburb

Period - From to Source

Comparable property sales

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S10 Damman Drive, 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

\$155,000

or range between

&

*Median sale price

Median price

Property type

Suburb

Period - From

to

Source

Comparable property sales

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Address of comparable property

Price

Date of sale

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S11 Batton Drive, 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 \$235,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S12 Batton Drive, 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 \$230,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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.~~

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S13 Batton Drive, 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 \$215,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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.~~

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S14 Batton Drive, 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 \$210,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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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 or locality and postcode

S15 Batton Drive, 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 \$245,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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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 or locality and postcode

S16 Batton Drive, 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 \$255,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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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 or locality and postcode

S17 Batton Drive, 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 \$265,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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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 or locality and postcode

S18 Batton Drive, Ararat VIC 3377

Indicative selling price

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Single price \$265,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S19 Batton Drive, 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 \$235,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S20 Batton Drive, 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 \$275,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Property offered for sale

Address
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S21 Batton Drive, Ararat VIC 3377

Indicative selling price

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Single price \$265,000 or range between &

*Median sale price

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Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

S22 Batton Drive, Ararat VIC 3377

Indicative selling price

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Single price \$318,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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Address
Including suburb or locality and postcode

S23 Batton Drive, Ararat VIC 3377

Indicative selling price

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Single price \$295,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

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***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents ACT 1980*.

This Statement of Information was prepared on: 11 February 2025

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 or locality and postcode

S24 Batton Drive, 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 \$285,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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 |
|--------------------------------|-------|--------------|
| | | |
| | | |
| | | |

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.

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This Statement of Information was prepared on: 11 February 2025

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 or locality and postcode

S25 Batton Drive, 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 \$265,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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 |
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This Statement of Information was prepared on: 11 February 2025

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 or locality and postcode

S26 Batton Drive, 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 \$265,000 or range between &

*Median sale price

Median price Property type Suburb

Period - From to Source

Comparable property sales

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.~~

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