

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

14 MURPHY 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

House

Suburb

Ararat

Period-from

01 Mar 2023

to

29 Feb 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

20 MURPHY STREET ARARAT VIC 3377	\$256,000	14-Dec-23
60 SMITH STREET ARARAT VIC 3377	\$245,000	29-Jan-24
18 MITCHELL ROAD ARARAT VIC 3377	\$240,000	17-Aug-23

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: 04 March 2024



20 MURPHY STREET ARARAT VIC 3377

Sold Price **\$256,000** Sold Date **14-Dec-23**

5 1 3

Distance **0.05km**



60 SMITH STREET ARARAT VIC 3377

Sold Price ^{RS} **\$245,000** Sold Date **29-Jan-24**

3 1 -

Distance **0.16km**



18 MITCHELL ROAD ARARAT VIC 3377

Sold Price **\$240,000** Sold Date **17-Aug-23**

3 1 -

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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