

## 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

241 WESTERN HIGHWAY ARARAT VIC 3377

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$530,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Ararat

Period-from

01 Apr 2023

to

31 Mar 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

8 KIMS CLOSE ARARAT VIC 3377	\$500,000	31-Jul-23
143 LAMBERT STREET ARARAT VIC 3377	\$526,000	22-Jun-23
5 LOBELIA DRIVE ARARAT VIC 3377	\$540,000	09-Sep-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.~~

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Brad Jensen  
 P 03 5352 1400  
 M 0438521039  
 E brad.jensen@nh.com.au



**8 KIMS CLOSE ARARAT VIC 3377** Sold Price **\$500,000** Sold Date **31-Jul-23**  
 Distance **1.01km**  
 3 2 2



**143 LAMBERT STREET ARARAT VIC 3377** Sold Price **\$526,000** Sold Date **22-Jun-23**  
 Distance **0.42km**  
 3 1 2



**5 LOBELIA DRIVE ARARAT VIC 3377** Sold Price **\$540,000** Sold Date **09-Sep-23**  
 Distance **3.23km**  
 3 2 2

RS = Recent sale      UN = Undisclosed Sale

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