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

3 TEMPLE STREET ARARAT VIC 3377

Indicative selling price

Period-from

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

Single Price		or rang betwee	5 5.5.50 000	&	\$350,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$350,000	Property type	House	Suburb	Ararat

30 Apr 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 May 2023

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.

to

Address of comparable property	Price	Date of sale
25 DAWSON STREET ARARAT VIC 3377	\$330,000	05-Feb-24
56 BARKLY STREET WEST ARARAT VIC 3377	\$345,000	19-Feb-24
11 GEORGE ROAD ARARAT VIC 3377	\$370,000	20-Mar-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: 02 May 2024



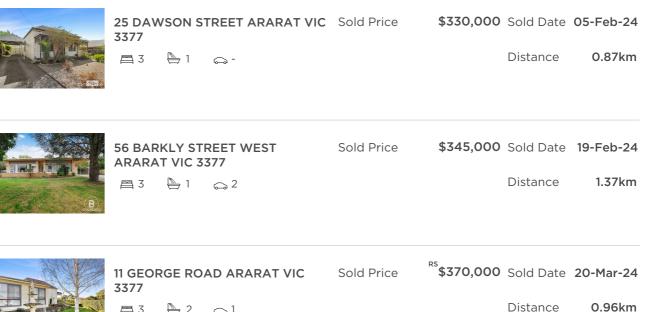
Corelogic

consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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