

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

54 SMITH 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

\$135,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$180,000

Property type

Land

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

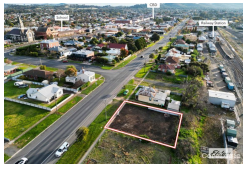
Date of sale

113 HIGH STREET ARARAT VIC 3377	\$100,000	18-Oct-23
148 HIGH STREET ARARAT VIC 3377	\$99,000	31-Mar-23
GORDON STREET ARARAT VIC 3377	\$105,000	01-May-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: 19 April 2024



**113 HIGH STREET ARARAT VIC
3377**

- - -

Sold Price

\$100,000

Sold Date

18-Oct-23

Distance

0.97km



**148 HIGH STREET ARARAT VIC
3377**

3 2 2

Sold Price

\$99,000

Sold Date

31-Mar-23

Distance

1.02km



**GORDON STREET ARARAT VIC
3377**

3 - -

Sold Price

\$105,000

Sold Date

01-May-23

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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