

# 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

Lot 2 Burke Road, 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

\$225,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$184,000

Property type

Land

Suburb

Ararat

Period - From

01 Sept 2022

to

31 Aug 2023

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
10 Domain Court, ARARAT VIC 3377	\$202,000	26 May 2023
Western Highway, ARARAT VIC 3377	\$220,000	02 Nov 2022
13 Parker Road, ARARAT VIC 3377	\$243,000	21 Jun 2023

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 28 November 2022