

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 GOSSIP AVENUE, ARARAT

Indicative selling price

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

Single price

\$130,000

 or range between

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 &

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Median sale price

Median price

\$180,000

 Property type

LAND

 Suburb

Ararat

Period - From

10 APR 2023

 to

11 APR 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
LOT 1 GORDON STREET, ARARAT	\$105,000	03 MAY 2023
2D LOWE STREET, ARARAT	\$115,000	28 JUN 2023
19 WILSON STREET, ARARAT	\$156,000	04 DEC 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:

11 APRIL 2024
