

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

2 HENDERSON 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

or range
between

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Ararat

Period-from

01 Mar 2021

to

28 Feb 2022

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

14 VANSTAN STREET ARARAT VIC 3377	\$491,600	01-Oct-21
11 BLAKE STREET ARARAT VIC 3377	\$475,000	16-Mar-22
83 BANFIELD STREET ARARAT VIC 3377	\$530,000	24-Nov-21

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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Real Estate

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14 VANSTAN STREET ARARAT VIC 3377

Sold Price

\$491,600

Sold Date

01-Oct-21

3 2 2

Distance

0.35km



11 BLAKE STREET ARARAT VIC 3377

Sold Price

^{RS} **\$475,000**

Sold Date

16-Mar-22

3 2 3

Distance

2.36km



83 BANFIELD STREET ARARAT VIC 3377

Sold Price

\$530,000

Sold Date

24-Nov-21

3 2 2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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