

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

38 PALMER 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

\$470,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$311,000

Property type

House

Suburb

Ararat

Period-from

01 May 2021

to

30 Apr 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

31 PALMER STREET ARARAT VIC 3377	\$455,000	16-Dec-21
14 RUNDELL STREET ARARAT VIC 3377	\$432,000	04-Mar-22
7 BELL STREET ARARAT VIC 3377	\$440,000	01-Feb-22

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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31 PALMER STREET ARARAT VIC 3377

Sold Price

\$455,000

Sold Date

16-Dec-21

3 1 4

Distance

0.09km



14 RUNDELL STREET ARARAT VIC 3377

Sold Price

\$432,000

Sold Date

04-Mar-22

3 1 4

Distance

0.31km



7 BELL STREET ARARAT VIC 3377

Sold Price

\$440,000

Sold Date

01-Feb-22

3 2 1

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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