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

6 BEST STREET ARARAT VIC 3377

Indicative selling price

Period-from

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

Single Price		or rang betwee	′ 」 あろくつ ししし	&	\$395,000
Median sale price (*Delete house or unit as app	olicable)				
Median Price	\$375,000	Property type	House	Suburb	Ararat

31 Dec 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2023

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
11 BEST STREET ARARAT VIC 3377	\$390,000	01-Feb-23
55 ALBERT STREET ARARAT VIC 3377	\$385,000	18-Dec-23
11 KOFOED STREET ARARAT VIC 3377	\$380,000	21-Sep-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.

This Statement of Information was prepared on: 24 January 2024



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consumer.vic.gov.au



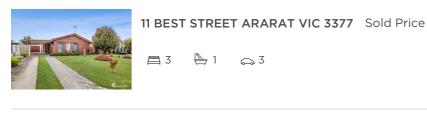
\$390,000 Sold Date 01-Feb-23

Distance

0.06km

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 55 ALBERT STREET ARARAT VIC
 Sold Price
 \$385,000 Sold Date
 18-Dec-23

 3377
 □
 1
 □
 6
 Distance
 0.33km



11 KOFOED STREET ARARAT VIC 3377	Sold Price	\$380,000 Sold Date	21-Sep-22
🚍 3 🚔 1 👝 2		Distance	0.43km

RS = Recent sale UN = Undisclosed Sale

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