

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

65 ELIZABETH 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

\$298,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Ararat

Period-from

01 Oct 2023

to

30 Sep 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

| | | |
|------------------------------------|-----------|-----------|
| 31 COAD STREET ARARAT VIC 3377 | \$295,000 | 19-Jan-24 |
| 20 TRUSCOTT STREET ARARAT VIC 3377 | \$300,000 | 11-Dec-23 |
| 5 CAPP STREET ARARAT VIC 3377 | \$315,000 | 11-Oct-23 |

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: 10 October 2024

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31 COAD STREET ARARAT VIC 3377

Sold Price

\$295,000

Sold Date

19-Jan-24
 3  1  2

Distance

2.14km

20 TRUSCOTT STREET ARARAT VIC 3377

Sold Price

\$300,000

Sold Date

11-Dec-23
 3  1  1

Distance

0.61km

5 CAPP STREET ARARAT VIC 3377

Sold Price

\$315,000

Sold Date

11-Oct-23
 3  1  1

Distance

0.23km

15 CURRAJONG AVENUE ARARAT VIC 3377

Sold Price

\$317,500

Sold Date

09-Nov-23
 3  1  2

Distance

1.25km
RS = Recent sale

UN = Undisclosed Sale

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