

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

102 RUNDELL 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$383,775

Property type

Other

Suburb

Ararat

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

27 WILD STREET ARARAT VIC 3377	\$540,000	02-May-25
5 BOBERSKI CLOSE ARARAT VIC 3377	\$541,500	05-Jun-25
7 CIRCA WAY ARARAT VIC 3377	\$520,000	15-Sep-25

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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27 WILD STREET ARARAT VIC 3377

Sold Price **\$540,000** Sold Date **02-May-25**

3 2 2

Distance **1.4km**



5 BOBERSKI CLOSE ARARAT VIC 3377

Sold Price **\$541,500** Sold Date **05-Jun-25**

3 2 2

Distance **2.5km**



7 CIRCA WAY ARARAT VIC 3377

Sold Price **\$520,000** Sold Date **15-Sep-25**

3 2 4

Distance **3.29km**

RS = Recent sale

UN = Undisclosed Sale

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