

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

1/4 WARATAH AVENUE 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$260,000

Property type

Unit

Suburb

Ararat

Period-from

01 Jun 2025

to

31 May 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

2/20-24 HEWITT STREET ARARAT VIC 3377	\$380,000	18-Dec-24
2/5 BEVERIDGE STREET ARARAT VIC 3377	\$385,000	28-Apr-26
1/9 GEORGE ROAD ARARAT VIC 3377	\$345,000	06-Aug-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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**2/20-24 HEWITT STREET ARARAT
VIC 3377**

2 2 1

Sold Price

\$380,000

Sold Date

18-Dec-24

Distance

0.25km



**2/5 BEVERIDGE STREET ARARAT
VIC 3377**

2 1 1

Sold Price

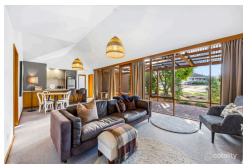
^{RS} **\$385,000**

Sold Date

28-Apr-26

Distance

0.31km



**1/9 GEORGE ROAD ARARAT VIC
3377**

2 1 2

Sold Price

\$345,000

Sold Date

06-Aug-25

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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