

# 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 or locality and postcode

Lot 25 Circa Way, Ararat 3377
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### Indicative selling price

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

Single price \$83,900 or range between \$\* & \$

### Median sale price

Median price \$92,250 Property type Land Suburb Ararat

Period - From 01/10/2019 to 30/09/2020 Source CoreLogic

### Comparable property sales

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
5 Reserve Court, Ararat Vic 3377	\$92,500	11/05/20
2 Evans Park Drive, Ararat Vic 3377	\$82,500	20/04/20
3 Reserve Court, Ararat Vic 3377	\$85,000	20/02/20

This Statement of Information was prepared on: 19/10/20