Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

4 Vincent Street, Ararat 3377

Indicative selling price

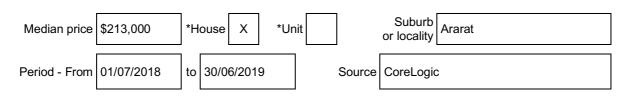
 For the meaning of this price see consumer.vic.gov.au/underquoting

 Single price
 \$252,750

 or range between
 \$*

 &
 \$

Median sale price



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 |
|----------------------------------|-----------|--------------|
| 15 Queens Avenue, Ararat 3377 | \$290,000 | 14/05/2018 |
| 15 Elizabeth Street, Ararat 3377 | \$250,000 | 18/03/2019 |
| 67 Viewpoint Street, Ararat 3377 | \$272,500 | 27/06/2018 |

