

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

54 Smith Street, Ararat 3377

Indicative selling price

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

Single price \$

or range between

\$46,000

&

\$50,000

Median sale price

Median price

\$114,150

*House

*Unit

Suburb
or locality

Ararat

Period - From

01/05/2018

to

30/04/2019

Source

Core Logic

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

21 Grano Street, Ararat 3377	\$50,000	17/06/2018
20 Acacia Avenue, Ararat 3377	\$59,000	15/02/2019
3B George Road, Ararat 3377	\$85,000	18/01/2019