

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 18 Circa Way, Ararat 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 \$85,300

or range between \$*

&

\$

Median sale price

Median price \$92,250

Property type Land

Suburb Ararat

Period - From 01/08/2019

to

31/07/2020

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
2 Hillview Road, Ararat Vic 3377	\$100,000	25/06/2020
2 Evans Park Drive, Ararat Vic 3377	\$82,500	20/04/2020
2 Reserve Court, Ararat Vic 3377	\$92,500	18/06/2020

This Statement of Information was prepared on: 31/08/20