

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

69 Lambert Street, Ararat 3377

Indicative selling price

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

Single price \$339,000 or range between \$* & \$

Median sale price

Median price \$200,000 *House *Unit Suburb or locality Ararat

Period - From 01/04/18 to 31/03/19 Source REIV

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 |
|-----------------------------------|-----------|--------------|
| 69 View Point Street, Ararat 3377 | \$355,000 | 29/01/2018 |
| 10 Hakea Street, Ararat 3377 | \$345,000 | 31/01/2019 |
| 17 Banfield Street, Ararat 3377 | \$305,000 | 15/03/2018 |