

# 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

6/4 Beveridge Street, Ararat Vic 3377

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$  or range between \$285,000 & \$295,000

### Median sale price

Median price \$213,000 \*House  \*Unit  Suburb or locality Ararat

Period - From 01/07/18 to 30/06/19 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
4/2 Beveridge Street, Ararat Vic 3377	\$285,000	28/11/18
5/2 Beveridge Street, Ararat Vic 3377	\$315,000	18/06/19
6/25 Basham Street, Ararat Vic 3377	\$260,000	01/08/18