

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

5/4 Waratah Avenue, Ararat 3377

Indicative selling price

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

Single price

\$210,000

or range between

\$*

&

\$

Median sale price

Median price

\$245,000

*House

*Unit

X

Suburb
or locality

Ararat

Period - From

01/03/2016

to

01/03/2017

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
21 Spalding Street, Ararat 3377	\$251,000	11/07/2017
2A Kneebone Street, Ararat 3377	\$267,000	30/06/2017
18 Clark Street, Ararat 3377	\$268,000	05/06/2017