

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

46 Smith Street, Ararat Vic 3377

Indicative selling price

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

Single price \$185,500

or range between \$*

&

\$

Median sale price

Median price \$202,500

*House

☒

*Unit

☐

Suburb
or locality Ararat

Period - From

July 2017

to

July 2018

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
70 Girdlestone Street, Ararat Vic 3377	\$172,500	30/04/2018
320 Barkly Street, Ararat Vic 3377	\$186,000	24/07/2018
40 Grano Street, Ararat Vic 3377	\$187,500	29/06/2018