

# 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

8 Spalding Street, Ararat 3377

### Indicative selling price

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

Single price \$249,000

or range between \$

&

\$

### Median sale price

Median price \$208,500

\*House

X

\*Unit

Suburb  
or locality Ararat

Period - From Feb 2018

to Feb 2019

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
43 Banfield Street, Ararat 3377	\$238,000	17/07/2018
67 Viewpoint Street, Ararat 3377	\$272,500	27/06/2018
8 Mcgibbony Street, Ararat 3377	\$270,000	13/06/2018