Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb or locality and postcode	15 Churchill Avenue, Ararat 3377

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$249,000	or range between	$*	&	$

Median sale price

Median price	$217,500	Property type	*House*	Suburb	Ararat
Period - From	01/12/2018	to	30/11/2019	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

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
18 Port Fairy Road, Ararat 3377	$250,000	07/10/2019
15 Elizabeth Street, Ararat 3377	$250,000	18/03/2019
85 Tobin Street, Ararat 3377	$210,000	16/04/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18/12/2019