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 and postcode	11 ELLERKER AVENUE ARARAT VIC 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~~		or range between	$490,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$380,000	Property type	House	Suburb	Ararat
Period-from	01 Apr 2022	to	31 Mar 2023	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
39 GEORGE ROAD ARARAT VIC 3377	$462,500	10-Nov-22
6 BOBERSKI CLOSE ARARAT VIC 3377	$525,000	10-Mar-23
32 HIGH STREET ARARAT VIC 3377	$520,000	07-Sep-22

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: 12 April 2023

CONSUMER AFFAIRS VICTORIA

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39 GEORGE ROAD ARARAT VIC 3377

3 2 2

Sold Price **$462,500** Sold Date **10-Nov-22**

Distance **0.43km**



6 BOBERSKI CLOSE ARARAT VIC 3377

3 2 2

Sold Price RS **$525,000** Sold Date **10-Mar-23**

Distance **0.72km**



32 HIGH STREET ARARAT VIC 3377

3 2 2

Sold Price **$520,000** Sold Date **07-Sep-22**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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