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	Lot 39 Evans Park Drive, 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	$176,000	~~or range between~~	~~$*~~	~~&~~	~~$~~

Median sale price

Median price	$117,000	Property type	*Land*	Suburb	*Ararat*
Period - From	01 Mar 2021	to	28 Feb 2022	Source	*Corelogic*

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
Lot 8 Evans Park Drive Ararat VIC 3377	$150,000	14-May-21
19A Vanstan Street Ararat VIC 3377	$170,000	21-Jul-21
Lot 2, Vanstan Street Ararat VIC 3377	$173,000	01-Jul-21

OR

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

This Statement of Information was prepared on: 01/06/2022