

# 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

11 Mountain View Court, 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 \$335,000

or range between \$\*

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\$

### Median sale price

Median price \$245,000

\*House

\*Unit

Suburb or locality Ararat

Period - From March 2016

to March 2017

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 |
|------------------------------------|-----------|--------------|
| 9 Mountain View Court, Ararat 3377 | \$315,000 | 02/12/2016   |
| 52 Banfield Street, Ararat 3377    | \$337,000 | 09/06/2017   |
| 75 Banfield Street, Ararat 3377    | \$275,000 | 09/01/2017   |