

# 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

95 Lambert 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 \$440,000

### Median sale price

Median price \$198,000

\*House

\*Unit

Suburb or locality Ararat

Period - From 01/02/2017 to 28/02/2017

Source RP Data

### 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
12 Redgum Drive, Ararat 3377	\$446,000	21/02/2017
147 Lambert Street, Ararat 3377	\$315,000	07/02/2017
32 Selwood Drive, Ararat 3377	\$389,000	09/12/2017