

# 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

295 Barkly 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 \$\*  or range between \$297,000 & \$317,000

### Median sale price

Median price \$220,000 \*House  \*Unit  Suburb or locality Ararat

Period - From June 2016 to June 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
41 Palmer Street, Ararat 3377	\$340,000	30/05/2017
6 Rundell Street, Ararat 3377	\$269,000	06/09/2017
28 Queen Street, Ararat 3377	\$264,000	18/08/2017