

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

34 Commercial Street, Willaura 3379

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$107,500

or range between \$*

&

\$

Median sale price

Median price \$245,000

*House

*Unit

Suburb or locality Ararat

Period - From 1 March 2016

to 1 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
17-19 Commercial Street, Willaura 3379	\$110,000	11/04/2017
94 Main Street, Willaura 3379	\$110,000	16/06/2017
58 Warranooke Street, Willaura 3379	\$83,000	24/03/2017