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

10 BONNIN AVENUE ARARAT VIC 3	3377
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$290,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$372,500	Prope	erty type		House	Suburb	Ararat
Period-from	01 Feb 2023	to	31 Jan 2	2024	Source		Corelogic

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

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
2 WEBB STREET ARARAT VIC 3377	\$310,000	27-Apr-23
11 MONTGOMERY STREET ARARAT VIC 3377	\$310,000	04-Aug-23
26 CHURCHILL AVENUE ARARAT VIC 3377	\$270,000	25-Oct-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 February 2024

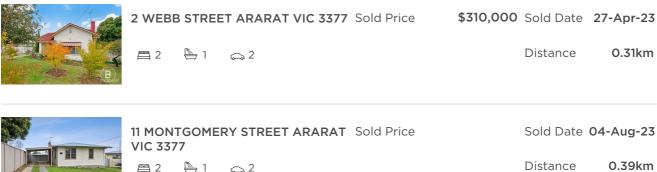


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	11 MONTGOMERY STREET ARARAT VIC 3377	Sold Price		Solo
	🚍 2 🖕 1 👝 2			Dist
-	26 CHURCHILL AVENUE ARARAT	Sold Price	\$270,000	Solo

		AVENUE ARARAT	Sold Price	\$270,000	Sold Date	25-Oct-22
VIC 337						
昌 2	1	⇔1			Distance	0.35km

RS = Recent sale UN = Undisclosed Sale

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