

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

14 MONTGOMERY STREET ARARAT VIC 3377

Indicative selling price

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

Single Price

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$378,500

Property type

House

Suburb

Ararat

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

15 SMITH STREET ARARAT VIC 3377	\$270,000	21-Nov-24
16 BONNIN AVENUE ARARAT VIC 3377	\$276,000	13-Jun-25
99 MOORE STREET ARARAT VIC 3377	\$290,000	20-Jan-25

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.~~

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15 SMITH STREET ARARAT VIC 3377
Sold Price **\$270,000** Sold Date **21-Nov-24**
Distance **2.88km**

2 1 1



16 BONNIN AVENUE ARARAT VIC 3377
Sold Price **\$276,000** Sold Date **13-Jun-25**
Distance **0.45km**

2 1 2



99 MOORE STREET ARARAT VIC 3377
Sold Price **\$290,000** Sold Date **20-Jan-25**
Distance **2.15km**

2 1 2

RS = Recent sale UN = Undisclosed Sale

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