

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

41 North Western Road
St Arnaud 3478

Indicative selling price

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

Single price \$385,000.00

Median sale price

Median price

\$290,000.00

Property type

House

Suburb

St Arnaud

Period - From

June, 2023

to

May, 2024

Source

Realestate.com

Comparable property sales

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
1 20A Raglan Street, St Arnaud 3478	\$485,000.00	Jan 2024
2 13 Silvermines Road, St Arnaud 3478	\$385,000.00	Jan 2023
3 5 Nelson Parade, St Arnaud 3478	\$455,000.00	Oct 2023

This Statement of Information was prepared on: 26th June, 2024