

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

51A Millett Street  
St Arnaud 3478

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$295,000.00

### Median sale price

Median price 305,000.00

Property type House

Suburb St Arnaud

Period - From May 23

to

April 24

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 8 Nelson Parade, St Arnaud 3478	\$280,000.00	10/10/23
2 28 Clyde Street, St Arnaud 3478	\$290,000.00	03/02/23
3 37 Navarre Road, St Arnaud 3478	\$279,000.00	30/01/23

This Statement of Information was prepared on: 7<sup>th</sup> May, 2024