Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Including so locality and p		22 Watsons Lake Road St Arnaud 3478									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Sin	\$269,000.00										
Median sale price											
Median price	290,000	0,000.00 Prop			operty type House			Suburb	St Arnaud		
Period - From	Jan 24		to	Dec 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 26 Watsons Lake Road, St Arnaud 3478	242,000.00	Apr 24
2 18 Watsons Lake Road, St Arnaud 3478	220,000.00	Dec 22
3 25 Canterbury Street, St Arnaud 3478	235,000.00	Oct 24

This Statement of Information was prepared on: 15th January 2025

