

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

18 Watsons Lake Road
St Arnaud 3478

Indicative selling price

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

Single price

\$220,000.00

Median sale price

Median price

270,000.00

Property type

3 bedroom House

Suburb

St Arnaud

Period - From

01/11/2021

to

31/10/2022

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	\$205,000.00	21/10/2022
2 48 Silvermines Road, St. Arnaud 3478	\$225,000.00	16/03/2022
3 40 Silvermines Road, St Arnaud 3478	\$250,000.00	21/09/2022

This Statement of Information was prepared on: 30th November, 2022