

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

Crown Allotment 43 & 43A, Carapooee Road Carapooee 3477
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### Indicative selling price

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

Single price

\$169,000.00		
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### Median sale price

Median price

\$270,000.00	Property type	House	Suburb	St Arnaud
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Period - From

Dec 22	to	Nov 23	Source	Realestate.com
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### 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 0 Charlton/St Arnaud Road, Slaty Creek 3477	\$160,000.00	07/10/2022
2 0 Wimmera Highway, St. Arnaud 3478	\$179,000.00	19/09/2022
3 0 Martin Road, St Arnaud 3478	\$150,000.00	23/08/2023

This Statement of Information was prepared on: 5<sup>th</sup> December, 2023