

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 1, Corner Wimmera Highway & Carr Road, St Arnaud 3478

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$360,000.00

&

### Median sale price

Median price

\$290,000.00

Property type

3 bedroom House

Suburb

St Arnaud

Period - From

March 23

to

Feb 24

Source

Realestate.com

### Comparable property sale:

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26<sup>th</sup> March 2024