

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

30 Silvermines 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)

Single price

\$425,000.00

### Median sale price

Median price

\$270,000.00

Property type

House

Suburb

St Arnaud

Period - From

28/04/2021

to

28/04/2022

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. 37 Canterbury Street	\$370,000.00	22/04/2022
2. 58A Canterbury Street	\$ 410,000.00	29/04/2022
3. 37 Kings Ave	\$ 425,000.00	20/06/2022

This Statement of Information was prepared on:

14/09/2022