

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

9 Dundas Street  
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 \$379,000.00

### Median sale price

Median price 285,000.00

Property type House

Suburb St Arnaud

Period - From Jan 2023

to

Dec 2023

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 30 Silvermines Road, St Arnaud 3478	\$400,000.00	05/12/2022
2 9 Gray Street, St Arnaud 3478	\$335,000.00	14/10/2022
3 39 McMahon Street, St Arnaud 3478	\$375,000.00	26/10/2022

This Statement of Information was prepared on: 29/01/2024