

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

28 North Western Road  
St Arnaud 3478

### Indicative selling price

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

Single price \$359,000.00

### Median sale price

Median price \$281,500.00

Property type House

Suburb St Arnaud

Period - From Aug 23

to

July 24

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 9 Dundas Street, St Arnaud 3478	\$330,000.00	Apr 24
2 4 Walker Street, St Arnaud 3478	\$420,000.00	Dec 23
3 5 Nelson Parade, St Arnaud 3478	\$455,000.00	Oct 23

This Statement of Information was prepared on: 6<sup>th</sup> August, 2024