

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

37A North Western Road St Arnaud 3478
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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

\$295,000.00		
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### Median sale price

Median price

\$285,000.00	Property type	3 bedroom House	Suburb	St Arnaud
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Period - From

Sep 22	to	Aug 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 71A McMahon Street, St Arnaud	\$320,000.00	19/04/23
2 11 Inkerman Street, St Arnaud	\$260,000.00	12/04/23
3 75A Canterbury Street, St Arnaud	\$290,000.00	Feb 23

This Statement of Information was prepared on: 14<sup>th</sup> September 2023