



STATEMENT OF INFORMATION

116 EDWARDS ROAD, ST ARNAUD EAST, VIC 3477

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



116 EDWARDS ROAD, ST ARNAUD EAST,  -  -  -

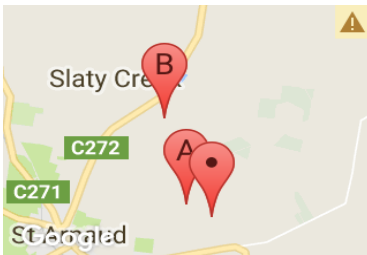
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **115,000 to 125,000**

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



ST ARNAUD EAST, VIC, 3477

Suburb Median Sale Price (Vacant Land)

\$90,350

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



133 BOX RD, ST ARNAUD EAST, VIC 3477

 -  -  -

Sale Price

\$39,500

Sale Date: 08/08/2016

Distance from Property: 781m



BARKLEM RD, ST ARNAUD, VIC 3478

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Sale Price

\$55,000

Sale Date: 19/03/2017

Distance from Property: 3.1km



This report has been compiled on 31/10/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

116 EDWARDS ROAD, ST ARNAUD EAST, VIC 3477

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

115,000 to 125,000

Median sale price

Median price

\$90,350

House

Unit


Suburb

ST ARNAUD EAST

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
133 BOX RD, ST ARNAUD EAST, VIC 3477	\$39,500	08/08/2016
BARKLEM RD, ST ARNAUD, VIC 3478	\$55,000	19/03/2017