

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

44 Baensch Road, Slaty Creek 3477

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$480,000.00

&

Median sale price

Median price

\$295,000.00

Property type

House

Suburb

St Arnaud

Period - From

Dec 23

to

Nov 24

Source

Realestate.com

Comparable property sale:

B* 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.

This Statement of Information was prepared on: 03/12/24