

STATEMENT OF INFORMATION

17 SILVERMINES ROAD, ST ARNAUD, VIC 3478 PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 SILVERMINES ROAD, ST ARNAUD, VIC 🕮 3 🕒 1 😂 3







Indicative Selling Price

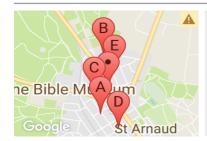
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

150,000.

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



ST ARNAUD, VIC, 3478

Suburb Median Sale Price (House)

\$145,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



51 QUEENS AVE, ST ARNAUD, VIC 3478







Sale Price

\$147,000

Sale Date: 20/05/2017

Distance from Property: 370m





41 BUTCHER ST, ST ARNAUD, VIC 3478







Sale Price

*\$151,000

Sale Date: 17/05/2017

Distance from Property: 506m





22 NORTH WESTERN RD, ST ARNAUD, VIC







Sale Price

\$175,000

Sale Date: 27/02/2017

Distance from Property: 197m







8 RAGLAN ST, ST ARNAUD, VIC 3478 🕮 3 😩 1 😓 2







Sale Price

\$162,500

Sale Date: 07/02/2017

Distance from Property: 590m





22 BUTCHER ST, ST ARNAUD, VIC 3478







Sale Price

\$169,000

Sale Date: 01/02/2017

Distance from Property: 260m



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	17 SILVERMINES ROAD, ST ARNAUD, VIC 3478
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Indicative selling price

For the meaning of this	of this price see consumer.vic.gov.au/underquoting			
Single Price:	150,000.			

Median sale price

Median price	\$145,000	House	X	Unit	Suburb	ST ARNAUD
Period	01 January 2017 to 31 December 2017		Source	p	ricefinder	

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
51 QUEENS AVE, ST ARNAUD, VIC 3478	\$147,000	20/05/2017
41 BUTCHER ST, ST ARNAUD, VIC 3478	*\$151,000	17/05/2017
22 NORTH WESTERN RD, ST ARNAUD, VIC 3478	\$175,000	27/02/2017
8 RAGLAN ST, ST ARNAUD, VIC 3478	\$162,500	07/02/2017

22 BUTCHER ST, ST ARNAUD, VIC 3478	\$169,000	01/02/2017
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