

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

Lot 36, Kay 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

\$219,000.00		
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### Median sale price

Median price

281,000.00	Property type	House	Suburb	St Arnaud
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Period - From

July, 23	to	June, 2024	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. 31 Park Road, St Arnaud 3478	\$265,000.00	21/12/23
2. 36 Johnston Road, St Arnaud 3478	\$185,000.00	11/04/23
3. Sloanes Road, St Arnaud 3478	\$222,000.00	01/02/23

This Statement of Information was prepared on: 8<sup>th</sup> July, 2024