

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Martin Road,  
St Arnaud North 3477

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$175,000.00

### Median sale price

Median price \$310,000.00

Property type House

Suburb St Arnaud

Period - From Feb 2022

to

Jan 2023

Source Realestate.com

### 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 0 Charlton St Arnaud Road, Slaty Creek 3477 | \$160,000.00 | 07/10/2022   |
| 2 133 Box Road, St Arnaud East 3477           | \$165,000.00 | 21/09/2021   |
| 3 0 Adams Road, Slaty Creek 3477              | \$135,000.00 | 18/07/2022   |

This Statement of Information was prepared on: 20<sup>th</sup> February, 2023