

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

17 Butcher Street
St Arnaud 3478

Indicative selling price

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

Single price

\$249,000.00

Median sale price

Median price

\$275,000.00

Property type

House

Suburb

St Arnaud

Period - From

March 24

to

February 25

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 10 North Western Road, St Arnaud 3478	\$260,000.00	Jan 25
2 35A North Western Road, St Arnaud 3478	\$275,000.00	Dec 24
3 25 Canterbury Street, St Arnaud 3478	\$235,000.00	Oct 24

This Statement of Information was prepared on: 14th March, 2025