

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

22 Watsons Lake Road
St Arnaud 3478

Indicative selling price

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

Single price \$269,000.00

Median sale price

Median price 290,000.00

Property type House

Suburb St Arnaud

Period - From Jan 24

to

Dec 24

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 26 Watsons Lake Road, St Arnaud 3478	242,000.00	Apr 24
2 18 Watsons Lake Road, St Arnaud 3478	220,000.00	Dec 22
3 25 Canterbury Street, St Arnaud 3478	235,000.00	Oct 24

This Statement of Information was prepared on: 15th January 2025