

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

37 Kings Avenue
St Arnaud 3478

Indicative selling price

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

Single price \$459,000.00

Median sale price

Median price 290,000.00

Property type House

Suburb St Arnaud

Period - From June 24

to

May 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 20A Raglan Street, St Arnaud 3478	\$485,000.00	Jan 24
2 7 Ebery Court, St Arnaud 3478	\$520,000.00	July 24
3 24 Inglewood Road, St Arnaud 3478	\$550,000.00	May 25

This Statement of Information was prepared on: 16th June, 2025