Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Including su locality and p		64 Alma S St Arnaud	,							
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price		\$495,000.00								
Median sale	price									
Median price	\$268,75	0.00	Property ty	/pe House		Suburb	St Arnaud			
Period - From	Oct 24	to	Sep 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 12 Inglewood Road, St Arnaud 3478	\$470,000.00	17/04/2025
2 3 Brisbane Street, St Arnaud 3478	\$510,000.00	19/07/2025
3 4 Bewley Street, St Arnaud 3478	\$460,000.00	12/02/2025

This Statement of Information was prepared on: 20/10/2025

