

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3889 Charlton Road
St Arnaud 3478

Indicative selling price

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

Single price \$275,000.00

Median sale price

Median price \$170,000.00

Property type *Lifestyle*

Suburb St Arnaud

Period - From 1/08/19

to

01/08/20

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 4114 Sunraysia Highway Stuart Mill 3477	\$295,000.00	26/5/20
2 5-9 Kell Road, St. Arnaud 3478	\$210,000.00	18/02/20
3 75 Woolpack Road, St. Arnaud 3478	\$236,000.00	24/3/19

This Statement of Information was prepared on: 28/8/20