

STATEMENT OF INFORMATION

12 LONG STREET, ST ARNAUD, VIC 3478
PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 LONG STREET, ST ARNAUD, VIC 3478 🕮 3 🕒 1

90,000.00







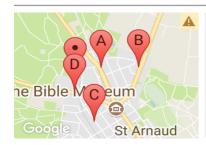
Indicative Selling Price

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

Single Price:

Provided by: Lois De Jong, Bendigo Property Plus

MEDIAN SALE PRICE



ST ARNAUD, VIC, 3478

Suburb Median Sale Price (House)

\$145,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



46 SILVERMINES RD, ST ARNAUD, VIC 3478







Sale Price

\$113,000

Sale Date: 22/11/2017

Distance from Property: 366m





21 CHARLTON RD, ST ARNAUD, VIC 3478









Sale Price

\$108,000

Sale Date: 25/09/2017

Distance from Property: 849m





63 CANTERBURY ST, ST ARNAUD, VIC 3478







Sale Price

\$90.000

Sale Date: 04/05/2017

Distance from Property: 726m







44 NORTH WESTERN RD, ST ARNAUD, VIC 🚊 3 😓 1 😓 1







Sale Price \$105,000 Sale Date: 02/02/2017

Distance from Property: 236m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	12 LONG STREET, ST ARNAUD, VIC 3478
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Indicative selling price

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

Single Price:	90,000.00

Median sale price

Median price	\$145,000	House	X	Unit		Suburb	ST ARNAUD	
Period	01 January 2017 to 31 December 2017			Source	се	p	ricefinder	

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
46 SILVERMINES RD, ST ARNAUD, VIC 3478	\$113,000	22/11/2017
21 CHARLTON RD, ST ARNAUD, VIC 3478	\$108,000	25/09/2017
63 CANTERBURY ST, ST ARNAUD, VIC 3478	\$90,000	04/05/2017
44 NORTH WESTERN RD, ST ARNAUD, VIC 3478	\$105,000	02/02/2017