



# 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  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **90,000.00**

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: 

## 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**

 3  1  -

Sale Price

**\$113,000**

Sale Date: 22/11/2017

Distance from Property: 366m



**21 CHARLTON RD, ST ARNAUD, VIC 3478**

 3  -  -

Sale Price

**\$108,000**

Sale Date: 25/09/2017

Distance from Property: 849m



**63 CANTERBURY ST, ST ARNAUD, VIC 3478**

 3  1  2

Sale Price

**\$90,000**

Sale Date: 04/05/2017

Distance from Property: 726m



This report has been compiled on 31/01/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



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