



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21 Farrell Street,  
OUYEN 3490**

House

4 beds

2 baths

4 parking

### Indicative selling price

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

**Range \$95,000 - \$104,500**

### Median sale price

Median **House** for **OUYEN** for period **Jan 2018 - Dec 2018**

Sourced from **Property Data Solutions**.

**\$108,000**

### 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 the most comparable to the property for sale.

**23 Farrell Street,**  
Ouyen 3490

**Price \$92,500** Sold 10 May  
2019

**23 Railway Terrace,**  
Ouyen 3490

**Price \$89,000** Sold 12  
October 2018

**28 Emmett Street,**  
Ouyen 3490

**Price \$90,000** Sold 14 June  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Solutions.

#### Burns & Co

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#### Contact agents

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**Burns & Co**