

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

25 Gregory Street, Ouyen VIC 3490

### Indicative selling price

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

Single price \$\* or range between \$140,000 & \$149,000

### Median sale price

Median price \$100,000 Property type House Suburb Ouyen

Period - From 1/11/19 to 30/11/20 Source Realestate.com

### Comparable property sales

A\* 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. 6 Johnson St, Ouyen	\$144,000	21/10/20
2. 10 Mitchell Street, Ouyen	\$138,000	19/10/20
3. 24 Harold Street, Ouyen	\$115,000	28/1/20

This Statement of Information was prepared on: 7/12/20