

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

106 Rowe Street, Ouyen 3490

Indicative selling price

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

\$ or range between \$105,000 & \$115,000

Median sale price

Median price \$92,500 Property type HOUSE Suburb OUYEN

Period - From 1 Dec 2018 to 19 Dec 2019 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 21 Farrell St Ouyen	\$96,000	26/11/18
2 23 Farrell St Ouyen	\$92,500	26/11/18
3 28 Emmett St Ouyen	\$90,000	14/01/18

This Statement of Information was prepared on: 8/01/2020