

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

20 Fuller Street, Ouyen VIC 3490

Indicative selling price

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

Single price

\$79,000

Median sale price

Median price

\$96,000

Property type

House

Suburb

Ouyen

Period - From

1/6/19

to

1/6/20

Source

Hometracck

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

43 Farrell St, Ouyen	\$85,750	25/5/19
23 Farrell St, Ouyen	\$92,500	10/5/19
21 Farrell St, Ouyen	\$96,000	24/5/19

This Statement of Information was prepared on: 3/07/20