



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**17 Henderson street,  
OUYEN 3490**

### Indicative selling price

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

**Range \$118,000 - \$129,800**

### Median sale price

Median **House** for **OUYEN** for period **Nov 2018 - Nov 2019**

Sourced from **Homesales**.

**\$119,000**

### Comparable property sales

**41 Nhill,**  
Ouyen 3490

**Price \$130,000** Sold 23 May  
2018

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months

This Statement of Information was prepared on 16th Sep 2019

### 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 Homesales.

House

3 beds

1 baths

2 parking

### Elders Real Estate Mildura

540-548 Benetook Avenue,  
Mildura VIC 3500

### Contact agents



**Marty Deacon**  
Elders

03 5018 6800

0429 953 365

[marty.deacon@eldersre.com.au](mailto:marty.deacon@eldersre.com.au)

