



# STATEMENT OF INFORMATION

38 PICKERING STREET, OUYEN, VIC 3490

PREPARED BY MILDURA & DISTRICT REAL ESTATE

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**38 PICKERING STREET, OUYEN, VIC 3490**  4  2  2

## Indicative Selling Price

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

Single Price: **\$335,000**

## MEDIAN SALE PRICE



## OUYEN, VIC, 3490

Suburb Median Sale Price (House)

**\$120,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**12 HUNT ST, OUYEN, VIC 3490**  4  2  2

Sale Price

**\$178,000**

Sale Date: 17/06/2016

Distance from Property: 425m 



**16 HENDERSON ST, OUYEN, VIC 3490**  5  2  2

Sale Price

**\$300,000**

Sale Date: 13/12/2016

Distance from Property: 1.1km 



**6 SCOTT ST, OUYEN, VIC 3490**  4  -  -

Sale Price

**\$350,000**

Sale Date: 20/01/2017

Distance from Property: 115m 

This report has been compiled on 06/03/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

38 PICKERING 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:

\$335,000

### Median sale price

Median price

\$120,000

House

Unit

Suburb

OUYEN

Period

01 January 2017 to 31 December 2017

Source

pricfinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 HUNT ST, OUYEN, VIC 3490	\$178,000	17/06/2016
16 HENDERSON ST, OUYEN, VIC 3490	\$300,000	13/12/2016
6 SCOTT ST, OUYEN, VIC 3490	\$350,000	20/01/2017