

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

94 Rowe Street, Ouyen VIC 3490

Indicative selling price

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

Single price

\$155,000

or range between

\$

&

\$

Median sale price

Median price

\$100,000

Property type

House

Suburb

Ouyen

Period - From

1/12/19

to

17/12/20

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. 13 Nihill Street, Ouyen	\$168,000	17/12/20
2. 12 Martin Avenue, Ouyen	\$155,000	10/08/20
3. 5 Emmett Street, Ouyen	\$200,000	26/11/20

This Statement of Information was prepared on: 27/04/2021