



STATEMENT OF INFORMATION

38 NIHILL STREET, OUYEN, VIC 3490

PREPARED BY CAROL FOSTER, MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 NIHILL STREET, OUYEN, VIC 3490



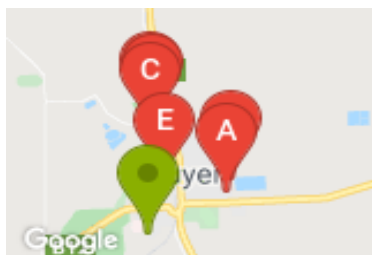
Indicative Selling Price

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

Price Range: \$54,000 to \$59,000

Provided by: Carol Foster, Mildura & District Real Estate

MEDIAN SALE PRICE



OUYEN, VIC, 3490

Suburb Median Sale Price (House)

\$94,500

01 October 2018 to 30 September 2019

Provided by:  pricefinder

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.



9 HENDERSON ST, OUYEN, VIC 3490



Sale Price

\$15,000

Sale Date: 29/05/2018

Distance from Property: 1.2km



17 LAWLER ST, OUYEN, VIC 3490



Sale Price

\$47,000

Sale Date: 31/08/2018

Distance from Property: 1.7km



14 COUSTLEY AVE, OUYEN, VIC 3490



Sale Price

\$55,000

Sale Date: 05/02/2019

Distance from Property: 1.5km



This report has been compiled on 16/10/2019 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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24 HAROLD ST, OUYEN, VIC 3490

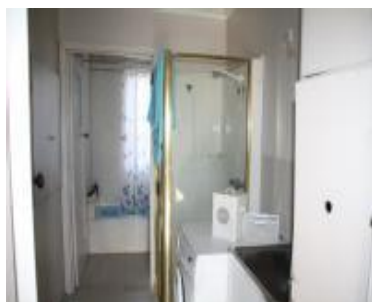
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Sale Price

\$43,167

Sale Date: 04/03/2019

Distance from Property: 1.4km



2 COOPER ST, OUYEN, VIC 3490

3 1 1

Sale Price

\$68,500

Sale Date: 04/05/2019

Distance from Property: 814m



11 LAWLER ST, OUYEN, VIC 3490

3 - -

Sale Price

\$45,000

Sale Date: 20/07/2019

Distance from Property: 1.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

38 NIHILL STREET, OUYEN, VIC 3490

Indicative selling price

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

Price Range:

\$54,000 to \$59,000

Median sale price

Median price

\$94,500

Property type

House

Suburb

OUYEN

Period

01 October 2018 to 30 September 2019

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

9 HENDERSON ST, OUYEN, VIC 3490	\$15,000	29/05/2018
17 LAWLER ST, OUYEN, VIC 3490	\$47,000	31/08/2018
14 COUSTLEY AVE, OUYEN, VIC 3490	\$55,000	05/02/2019

This Statement of Information was prepared on:

16/10/2019

24 HAROLD ST, OUYEN, VIC 3490	\$43,167	04/03/2019
2 COOPER ST, OUYEN, VIC 3490	\$68,500	04/05/2019
11 LAWLER ST, OUYEN, VIC 3490	\$45,000	20/07/2019

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