

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

10 Mitchell St, Ouyen VIC 3490

Indicative selling price

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

Single price or range between \$138,000 & \$145,000

Median sale price

Median price \$97,500 Property type House Suburb Ouyen

Period - From 1/9/19 to 2/9/20 Source Hometrack Australia

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. 24 Harold St, Ouyen	\$115,000	28/1/20
2. 106 Rowe St, Ouyen	\$105,000	18/1/20
3. 2 Matheson St, Ouyen	\$100,000	14/7/20

This Statement of Information was prepared on: 2/4/20