

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

3 Matheson Street, Ouyen Vic 3490

Indicative selling price

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

Single price

\$175,000

Median sale price

Median price

\$94,500

Property type

House

Suburb

Ouyen

Period - From

1 Oct 2018

to

30 Sep 2019

Source

Corelogic

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

1 12 Henderson Street, Ouyen Vic 3490	\$220,000	01/10/2018
2 20 Henderson Street, Ouyen Vic 3490	\$175,000	11/04/2019
3 14 Emmett Street, Ouyen Vic 3490	\$195,000	09/09/2019

This Statement of Information was prepared on:

4 October 2019