

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





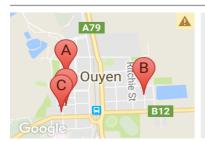


Indicative Selling Price

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

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: **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.



12 HUNT ST, OUYEN, VIC 3490







Sale Price

\$178,000

Sale Date: 17/06/2016

Distance from Property: 425m





16 HENDERSON ST, OUYEN, VIC 3490







Sale Price

\$300,000

Sale Date: 13/12/2016

Distance from Property: 1.1km





6 SCOTT ST, OUYEN, VIC 3490







Sale Price

\$350.000

Sale Date: 20/01/2017

Distance from Property: 115m



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
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Indicative selling price

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

Single Price:	\$335,000		

Median sale price

Median price	\$120,000	House	X	Unit	Suburb	OUYEN
Period	01 January 2017 to 31 December 2017		Source	p	ricefinder	

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