

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Railway Terrace Ouyen VIC 3490

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$88,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$93,000

*House

X

*Unit

Suburb

Ouyen

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

22 Railway Terrace Ouyen VIC 3490	\$63,000	27-Nov-18
32 Ritchie Street Ouyen VIC 3490	\$75,000	24-Jul-18
21 Williams Street Ouyen VIC 3490	\$80,000	14-Jan-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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22 Railway Terrace Ouyen VIC 3490

 3  2  2

Sold Price

\$63,000

Sold Date **27-Nov-18**

Distance **0.09km**



32 Ritchie Street Ouyen VIC 3490

 3  1  3

Sold Price

\$75,000

Sold Date **24-Jul-18**

Distance **1.23km**



21 Williams Street Ouyen VIC 3490

 4  1  1

Sold Price

\$80,000

Sold Date **14-Jan-19**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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